

TOWN OF WALDEN PLAN CHARRETTE

work-in-progress presentation

05.18.2021



agenda



- **Introduction**
- **Saturday Hands-on Session Recap**
- **What We've Been Up to Since**
- **Town-wide Preliminary Concepts**
- **Taft Focus Area Preliminary Concepts**
- **Discussion**
- **Next Steps**

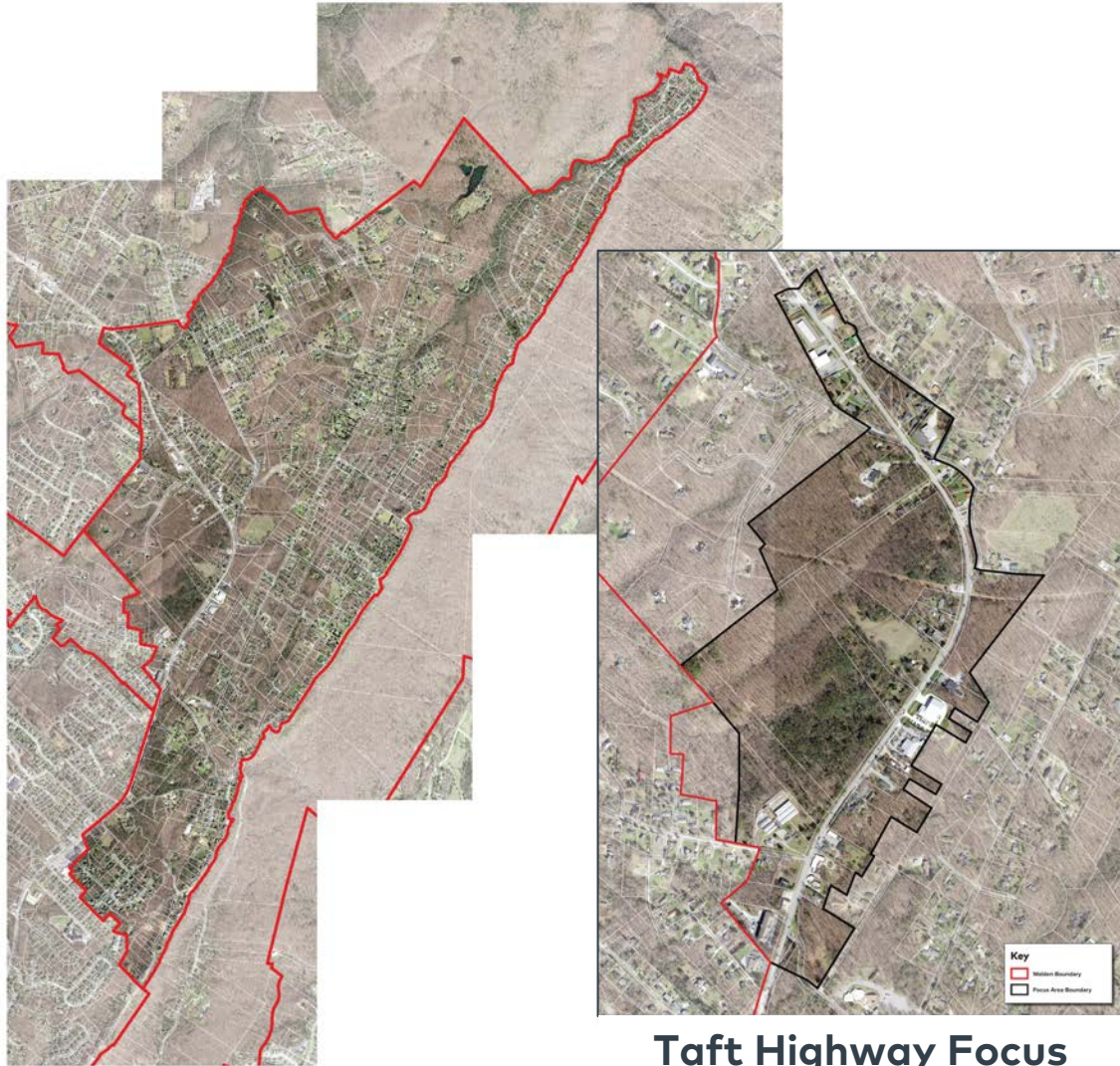
A photograph of a 'Pumpkin Patch Playground' sign and a large pumpkin sculpture. The sign is on the left, featuring a pumpkin and children. The sculpture is a large, stylized pumpkin on the right. The background shows a parking lot with cars and a building. The entire image has a light blue tint.

TOWN OF WALDEN PLAN CHARRETTE

introduction



why are we here?



Taft Highway Focus

- **Develop a land plan specific to the Town of Walden (first since 1997!)**
- **Focus on the Taft Highway Corridor**
- **Provide policy recommendations that address**
 - Land Use
 - Development Form
 - Transportation and Connectivity
 - Civic and natural assets
- **Provide zoning recommendations to guide implementation the plan**
- **Involve the public throughout the process!**



how will we use the plan?



- **Guide for Town decisions on development proposals**
- **Guide for Town decisions on capital improvement projects**
- **Guide for negotiations with neighboring communities, the county, and the state on future growth and infrastructure**

IMPORTANT: Plans should be considered living documents and updated every five years

who's leading the effort?



- **Town of Walden**
- **Land Use Committee**
 - Steven Bush
 - Angela Cassidy
 - Andrew Hausler
 - Alderwoman Sarah McKenzie
 - Dawson Wheeler
- **Consultant Team**



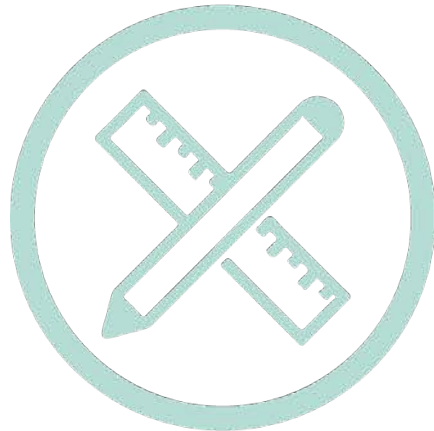
current development proposals

This planning study will include the property at the intersection of Taft Highway and Timesville Road; however, let us be clear: a development proposal has been approved for that site and may or may not be able to proceed as approved pending the outcome of current litigation.

what's the process?



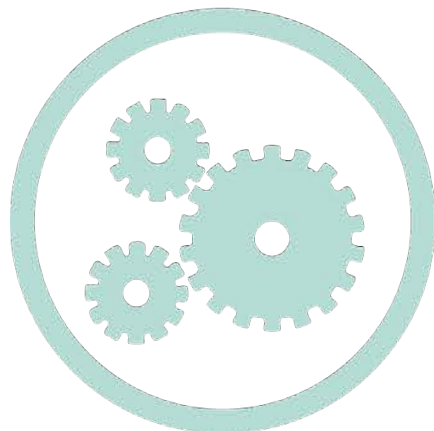
UNDERSTAND



PLAN



REFINE



IMPLEMENT

- **Phase 1: Understand**
 - Tour and Kick-off
 - Focus Group Meetings
 - Review and Analysis
- **Phase 2: Plan**
 - Planning Charrette
- **Phase 3: Refine**
 - Plan Refinement
 - Draft Plan Document
 - Draft Plan Presentation
- **Phase 4: Implement**
 - Draft Regulation Updates
 - Final Revisions
 - Presentation to Town Board



TOWN OF WALDEN PLAN CHARRETTE

public hands-on session recap



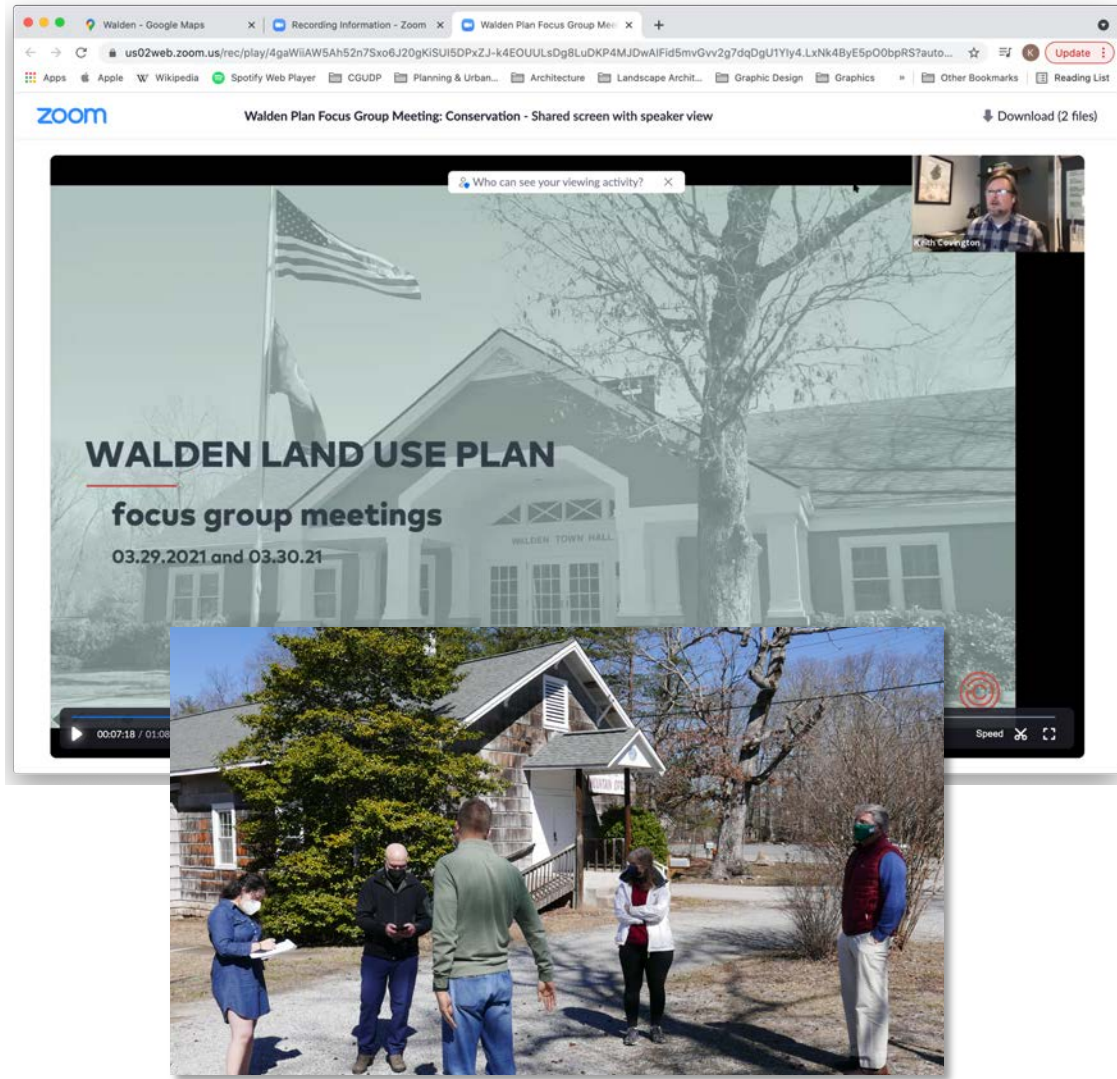
hands-on planning session: presentation



Build Features Land Use

- Presently single-family residential pattern on large lots
- Density of land commercial and non-residential
- Width of Street
- Distance between and placement of lots
- Established non-residential pattern in the western portion of the corridor
- Not all at 1/4 lot
- Change of non-residential density from the west to the east to increase

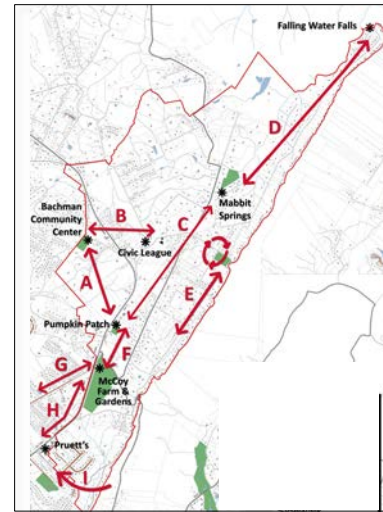
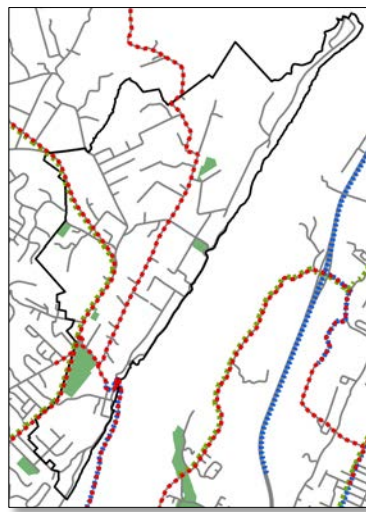
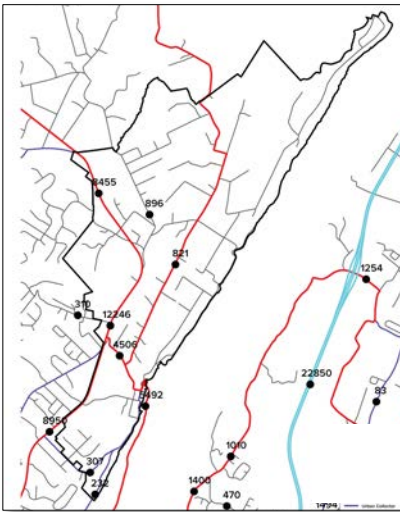
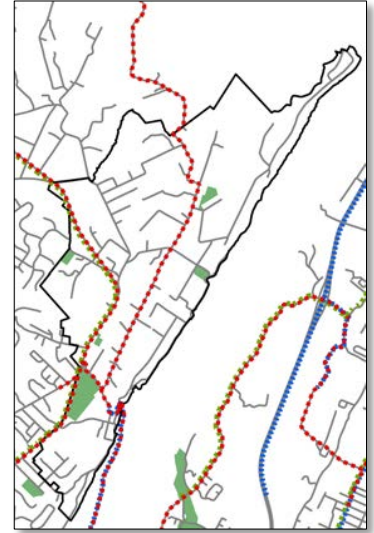
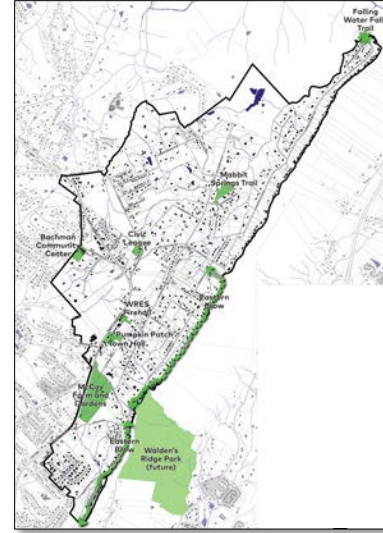
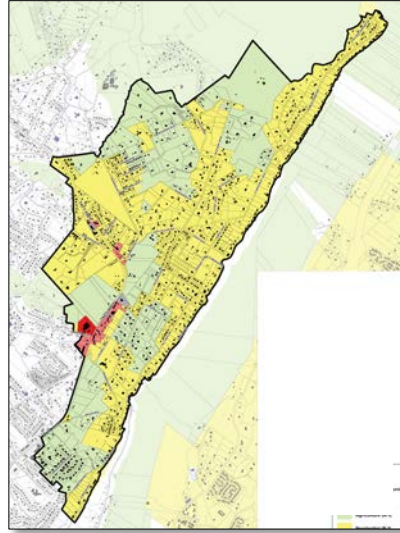
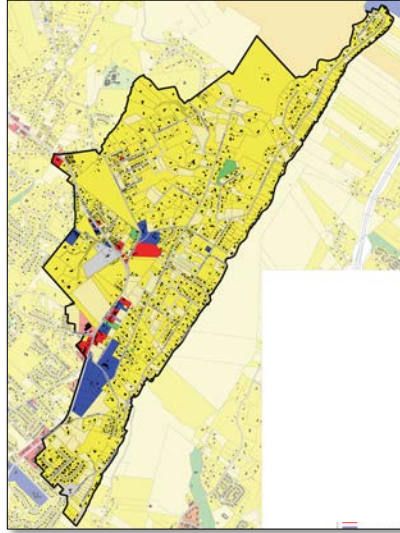
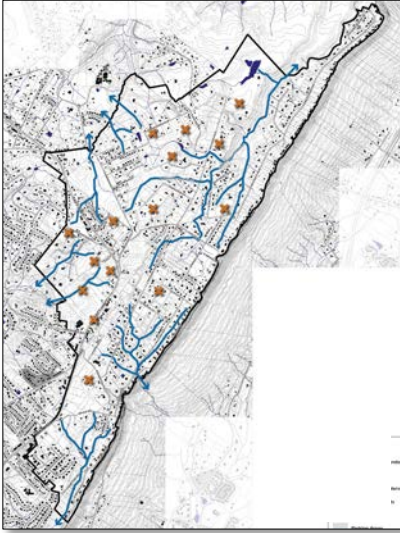
hands-on planning session: presentation



- **Toured the community**
- **Studied the natural and built features of the community**
- **Reviewed past planning and zoning efforts**
- **Conducted focus group meetings around specific topics**
 - **Non-profit Organizations**
 - **Government Agencies**
 - **Connectivity and Mobility**
 - **Neighborhoods**
 - **Conservation**
 - **Taft Highway Corridor Property Owners**

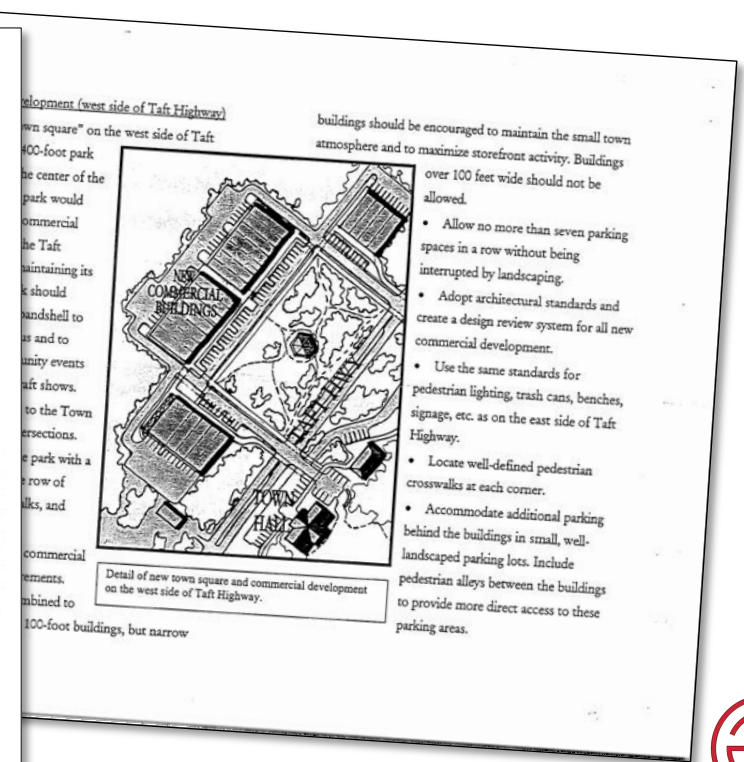
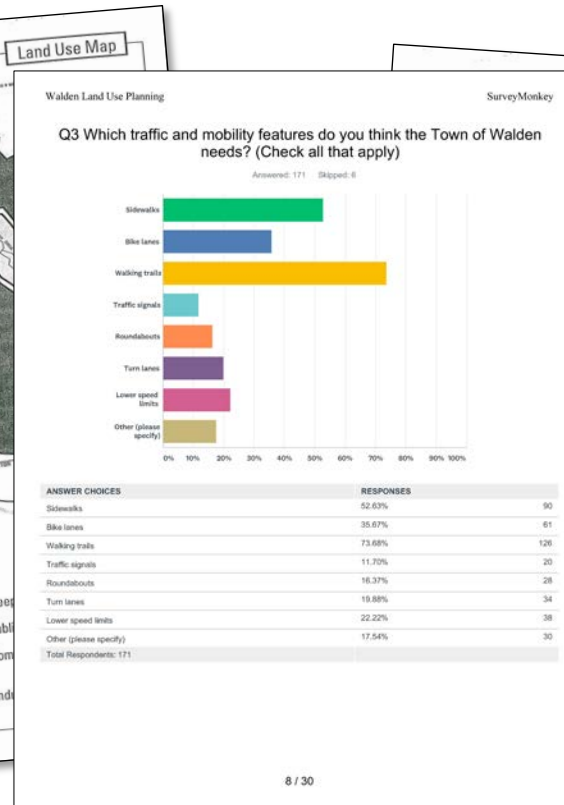
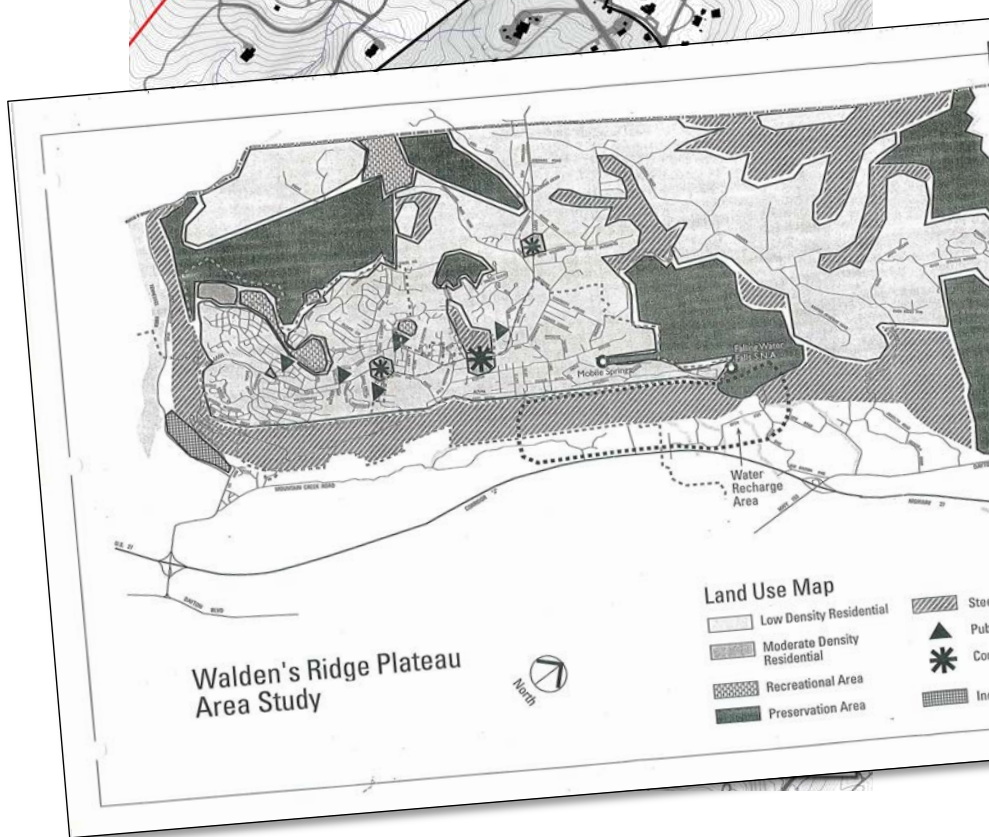


hands-on planning session: presentation



hands-on planning session: presentation

- 1997 Walden's Ridge Plan
- 1997 Walden Town Center Plan
- 2019 Survey

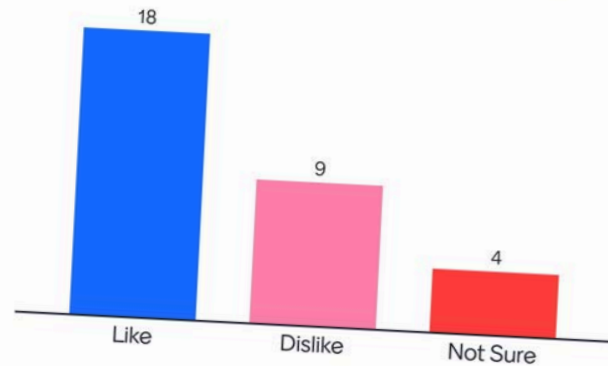


hands-on planning session: interactive exercise

"places" exercise • woodstock, vt (pop. 1,245)



What do you think about Woodstock?



- **Comparable small towns**
 - Similar population or smaller
 - Some mountain communities
 - State highways
 - Tennessee communities (3)
- **Top votes**
 - Woodstock, VT
 - Cashiers, NC
 - Blue Ridge, GA
 - Blowing Rock, NC
 - Ooltewah, TN (Cambridge Square)
- **Other models identified**
 - Woodstock, GA; Franklin, TN; Highland, NC; Jackson Hole, WY



hands-on planning session: interactive stations



2 Town of Walden Plan • CONNECTIVITY

Walking and bicycling will be prioritized between all major destinations. Which connections are the two most important for you?



- A - Junction Falls and Public League
- B - Backdoor Community Center and Civil League
- C - Junction Falls and Rabbit Springs
- D - Falling Water Falls and Rabbit Springs
- E - High School and Rabbit Springs



hands-on planning session: interactive stations

5 Town of Walden Plan • TOWN CENTER VISUAL PREFERENCE

COMMERCIAL AND MIXED-USE (LIKE: GREEN DOT • DISLIKE: RED DOT)

RESIDENTIAL (LIKE: GREEN DOT • DISLIKE: RED DOT)

STREETSCAPE AND PUBLIC SPACE (LIKE: GREEN DOT • DISLIKE: RED DOT)

5 Town of Walden Plan • TOWN CENTER LOCATION & SIZE

Draw what you think should be the extent of Walden's town/village center.

Should Walden's Town Center extend along Taft Highway?

Should Walden's Town Center be off of Taft Highway?

What are your concerns?

2 Town of Walden Plan • TAFT HIGHWAY • EXISTING NEEDS

Place a dot at the location along Taft Highway that has the greatest need for a transportation improvement (of any kind).

Leave a comment describing the issue and/or opportunity (on Post-it notes).

3 Town of Walden Plan • CIVIC ASSETS AND WAY-FINDING

Using dots, identify key locations for way-finding or other signage.

Use space below for other notes.

6 Town of Walden Plan • OTHER ISSUES

Using Post-its or dots on the map, identify other issues that Walden should address.

Use the white space below to add other issues, notes, or ideas that the Town should consider in the future.

2 Town of Walden Plan • CONNECTIVITY

Walking and bicycling will be evaluated between all major destinations. Which connections are a priority for you?

Should the Town explore off-road walking and bicycling opportunities? (Should new connections, such as trails, sidewalks, and greenways, be placed along the roadway?)

Place a dot along the street to indicate your preference and use the space to describe potential off-road connections opportunities you have in mind.

2 Town of Walden Plan • TAFT HIGHWAY • CROSS-SECTION

Place a dot on the cross-section that you prefer (or is most like what you prefer) for Taft Highway in the future as the corridor develops.

What elements SHOULD be included?

What elements SHOULD NOT be included?

4 Town of Walden Plan • SUSTAINABILITY

Using dots or Post-its identify environmental concerns in the Town.

Use space below for other notes.



hands-on planning session: some of what we heard

- **Connectivity Priorities**

- McCoy Farm to Pumpkin Patch via Laurel
- McCoy Farm to Signal Mountain/Cumberland Trail
- Pumpkin Patch to Mabbit Springs
- McCoy Farm to Pruetts

- **Taft Highway**

- 2 lane section with median along frontage road and center turn lane elsewhere
- Protected pedestrian and bicycle facilities
- Improved intersection with Anderson/W Road

- **Town Center**

- Mixed-use
- Pedestrian-friendly
- Low-rise
- Mix of housing types
- Sewer concerns

- **Wayfinding priorities**

- Trail signage
- Maintenance through signage, interpretation, and donation
- Wayfinding along streets for key assets

- **Sustainability priorities**

- Incorporate alternative stormwater techniques



A photograph of a 'Pumpkin Patch Playground' sign and a large pumpkin sculpture. The sign is on the left, featuring a pumpkin and children. The sculpture is on the right, made of large, dark, circular rings. The background shows a parking lot with cars and a building. The entire image has a light blue tint.

TOWN OF WALDEN PLAN CHARRETTE

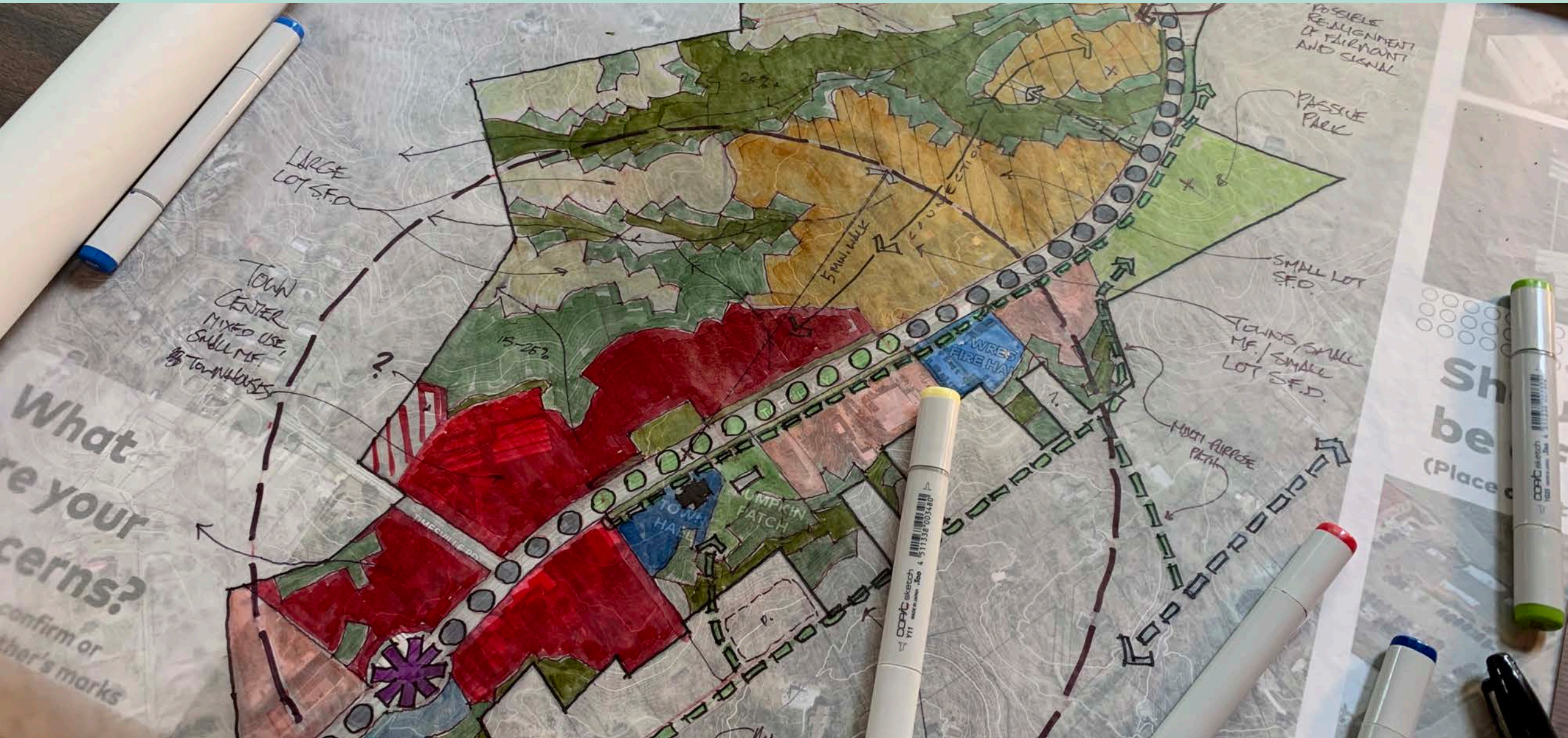
what we've been doing since



planning charrette • remote office in town hall



planning charrette • brainstorming



What are your concerns?
confirm or
other's marks

Sh
be
(Place

planning charrette • land use committee meeting



planning charrette • open studio



planning charrette • refinement



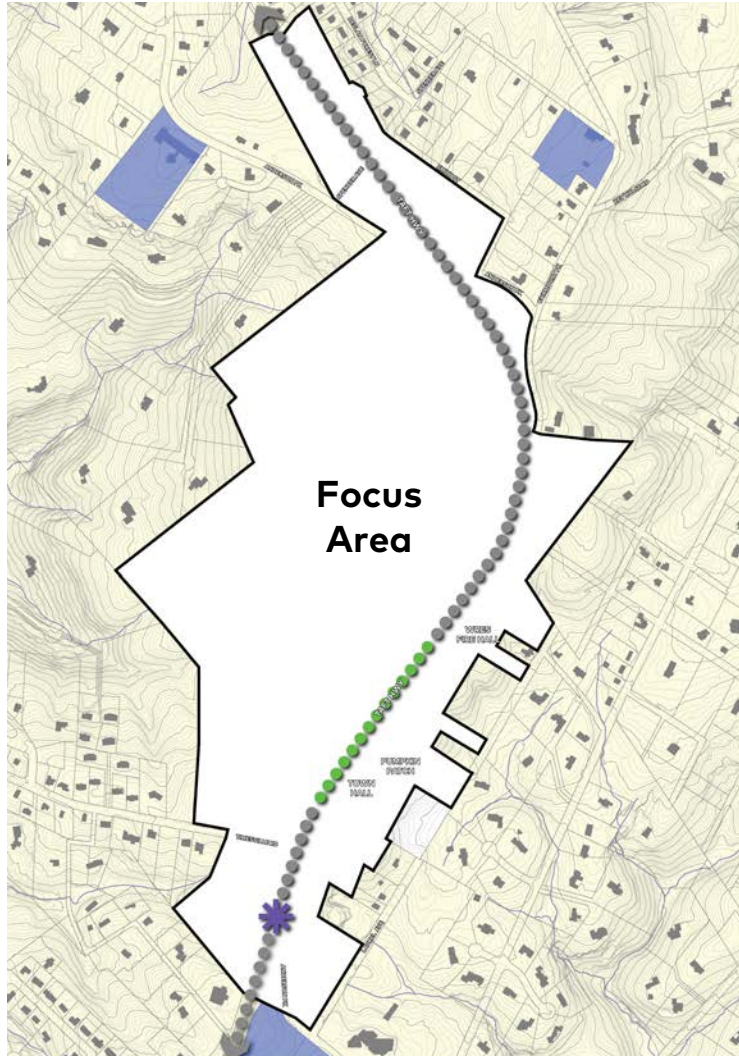


TOWN OF WALDEN PLAN

town-wide preliminary concepts and recommendations

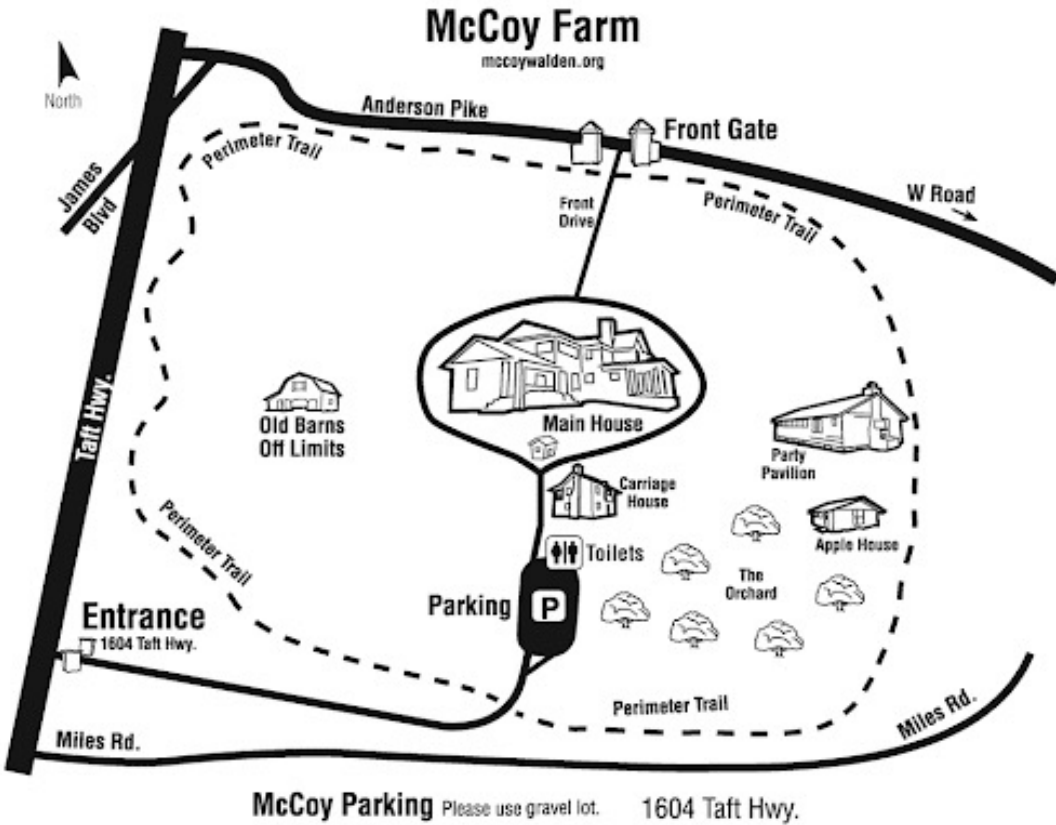


land use and form policy: "place types"



- Land Use Policy is not zoning
- Land Use Policy guides decisions on zoning and development applications
- Focus Area – later in the presentation
- **Countryside Residential**
 - Large-lot single-family detached residential
 - Houses set back from streets with yards on all sides
 - Lots accessed from street
- If sewer infrastructure improves the Town should explore reducing minimum lot sizes in strategic areas to promote more housing choice

mobility and transportation: connectivity



- Connectivity to community assets very important
- Priorities:
 - McCoy Farm and Gardens ↔ Pumpkin Patch
 - McCoy Farm and Gardens ↔ Signal Mountain/Cumberland Trail (via James Boulevard)
 - Pumpkin Patch ↔ Mabbitt Springs

mobility and transportation: connectivity



- Preferred Facility Types (Off-Road or On-Road)

Combination



mobility and transportation: connectivity

- Shared streets
- Speeding reduces safety and comfort for all roadway users
 - East-west roads



mobility and transportation: connectivity

- Improve safety of shared streets
→ traffic calming and visual cues



mobility and transportation: connectivity

- Potential on-road facility type



mobility and transportation: connectivity



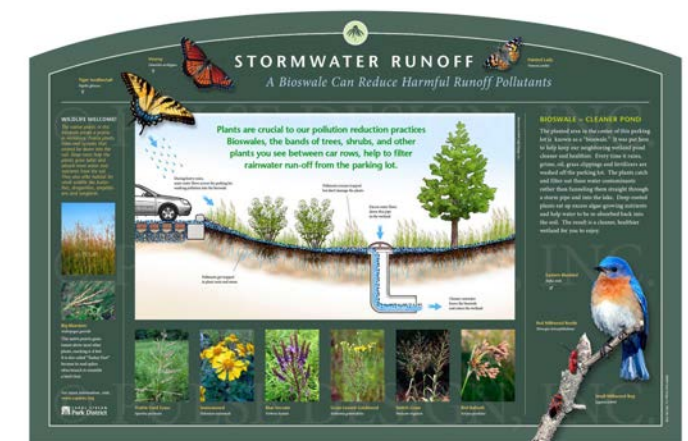
- 3 E's of Roadway Safety:
- Engineering
- Education
- Enforcement



wayfinding and asset management



- Wayfinding along streets for key assets
- On-trail signage
- Maintenance through signage, interpretation, and donation



sustainability

- Stormwater Best Management Practices
- Steep Slope Guidance



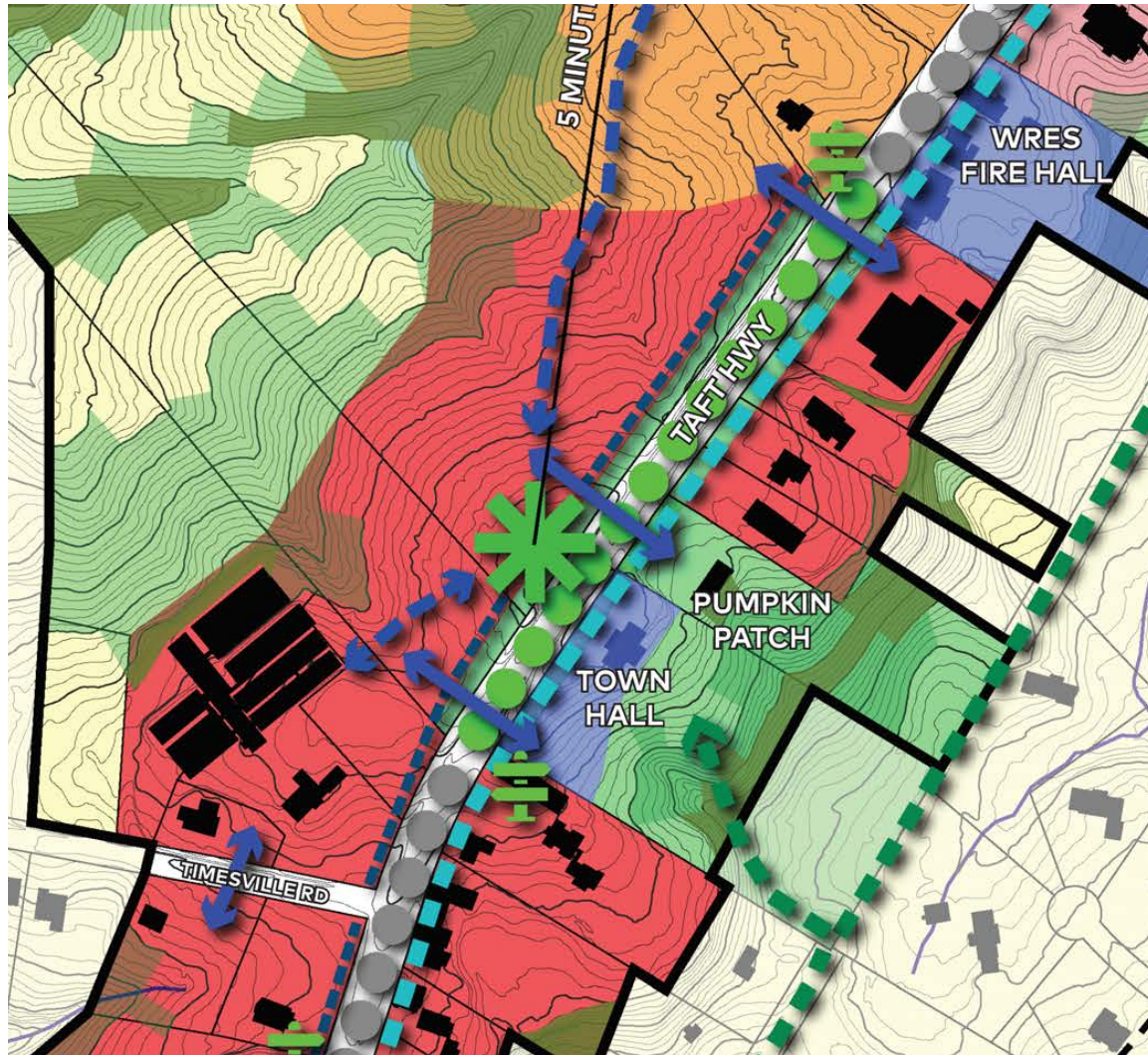


TOWN OF WALDEN PLAN

taft highway focus area preliminary concepts

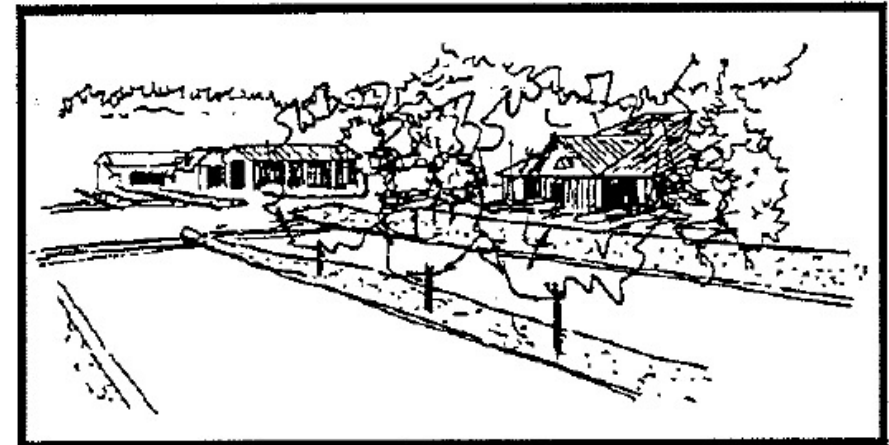


taft highway



KC

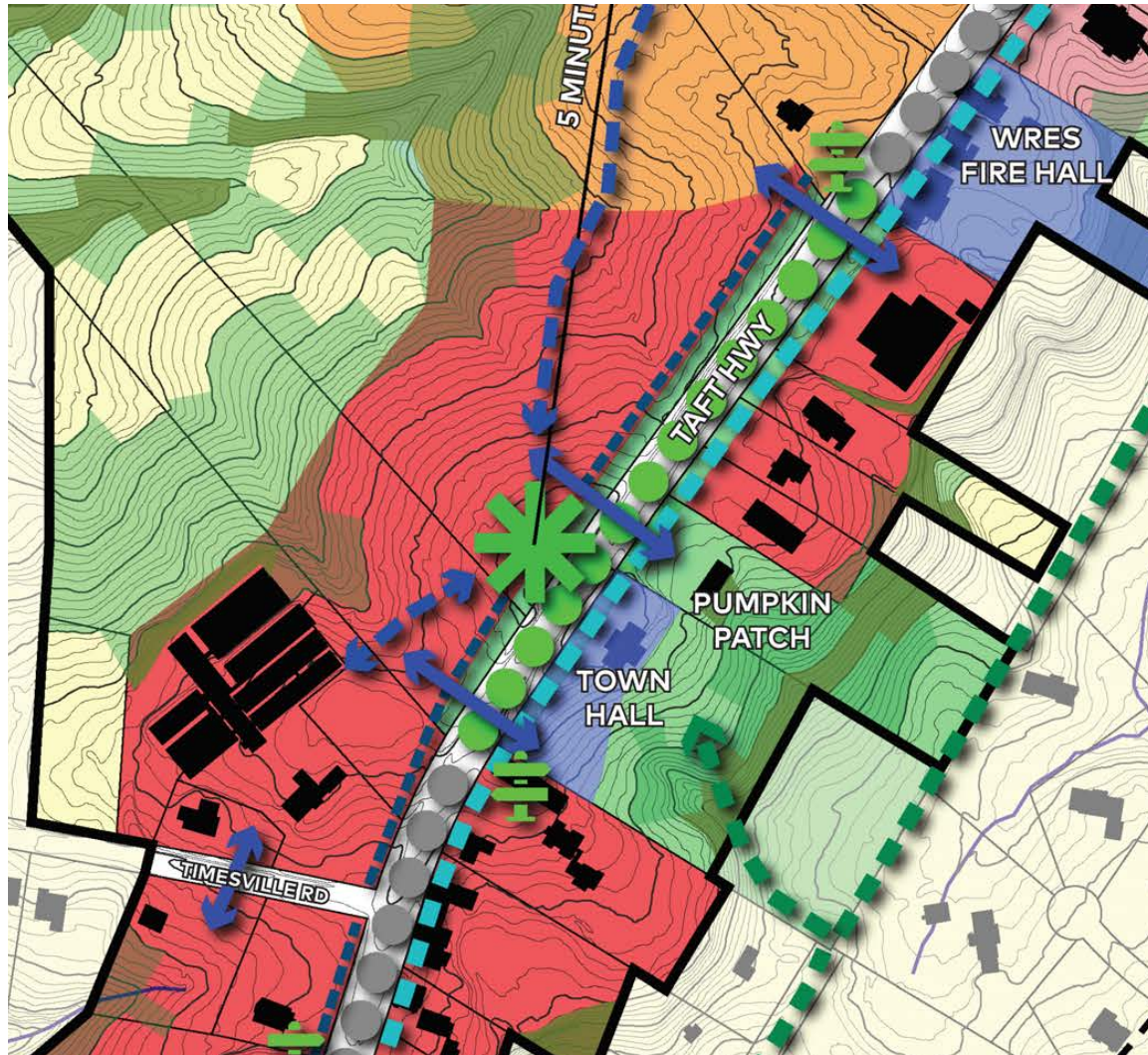
- **Cross-section**
 - One lane in each direction
 - Landscaped median along frontage road
 - Two-way center turn lane otherwise



This sketch shows a redesigned Taft Highway with a median and crosswalks.



taft highway



- Buffered shared use path on south/east side, sidewalk on north/west side
- Shared use path to envisioned passive park
- Crossings at intersections



roundabout



- Improved operations and safety of Taft Highway and Anderson Pike
- Traffic signal versus roundabout?
- Gateway into Walden and Town Center

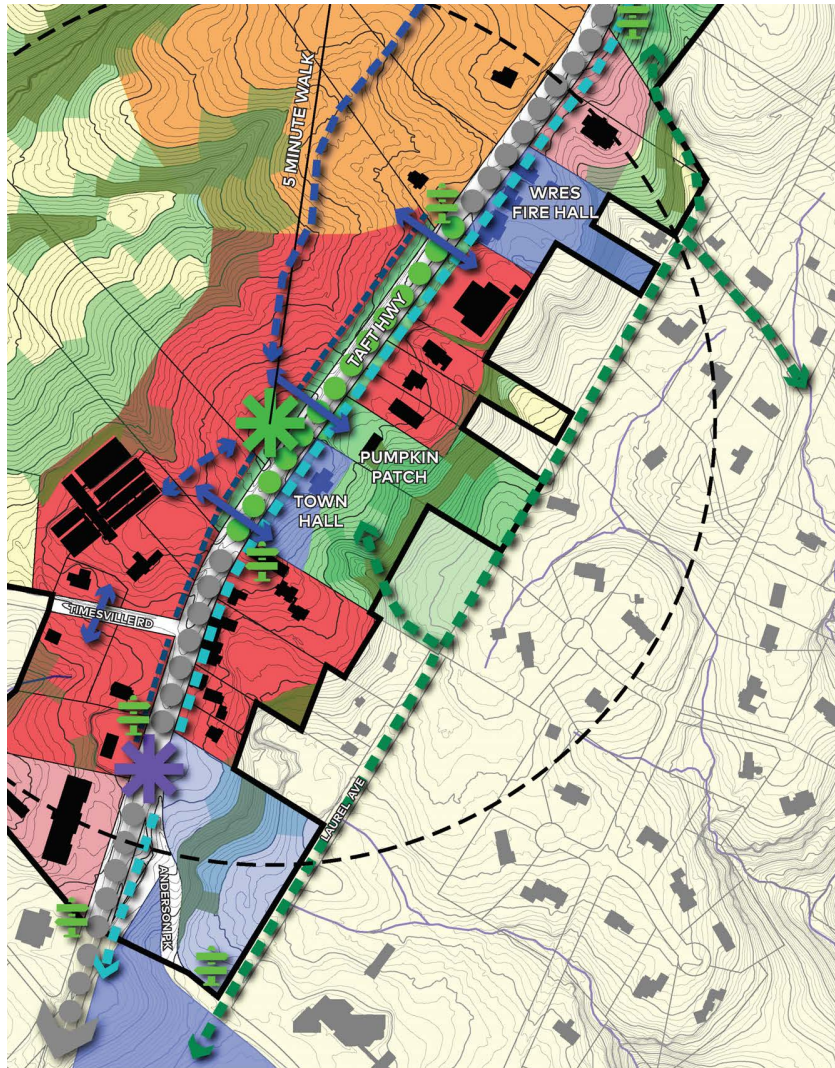


realignment



- Potential Fairmount Pike realignment
- Improved operations and safety of intersection
- Future opportunity for site access point to property on west side
- Old Fairmount Pike → shared street connection for future connectivity to Civic League, etc.
- Gas line trail opportunity?

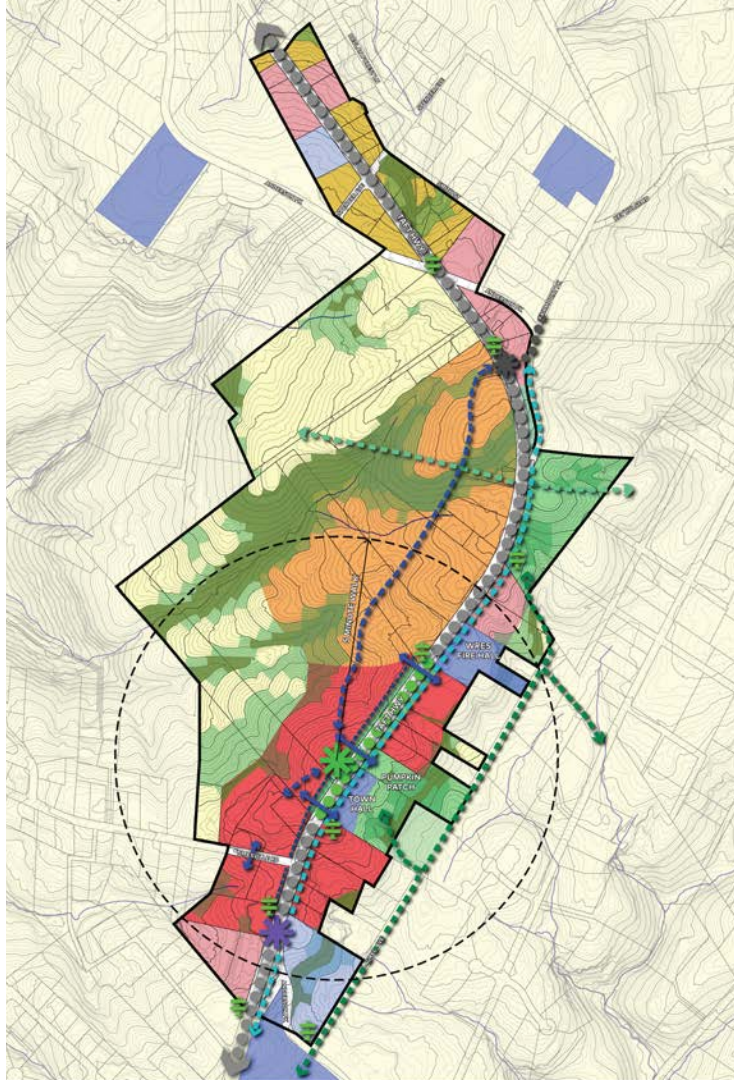
laurel avenue connection



- McCoy Farm and Gardens to Pumpkin Patch

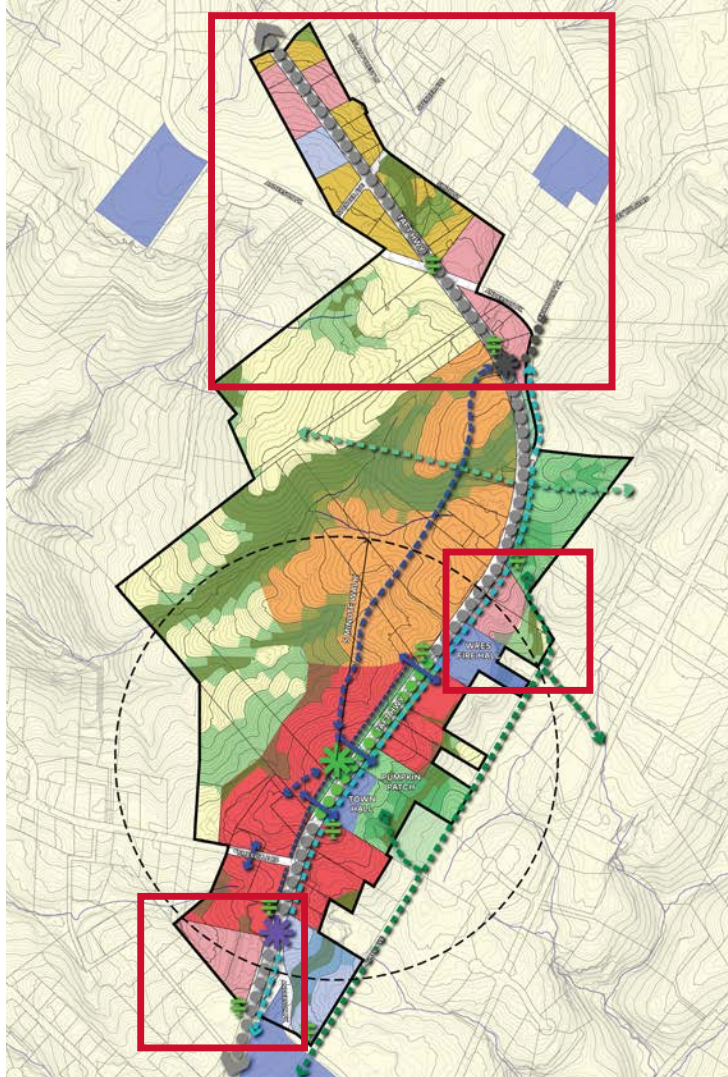


land use and form policy: "place types"



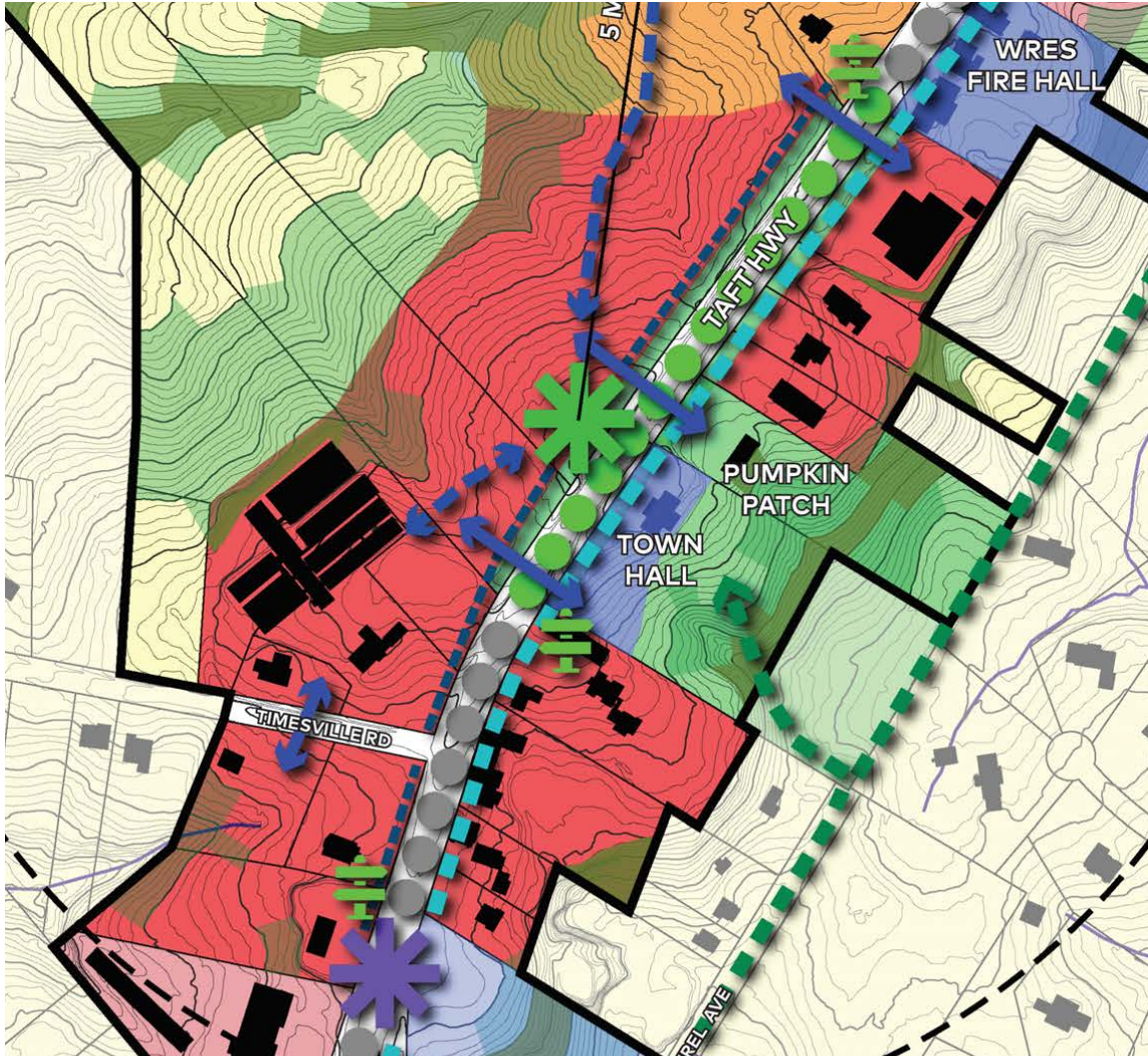
- Land Use Policy is not zoning
- Land Use Policy guides decisions on zoning and development applications
- 6 Place Types
 - Town Center
 - Town Center Neighborhood
 - Taft Non-residential
 - Taft Residential
 - Countryside Residential
 - Civic/Institutional*

taft non-residential and residential



- **Taft Non-residential**
 - Primarily auto-oriented commercial or office uses
 - Buildings set back from Taft Hwy
 - Low-rise, small footprint development
 - Parking generally in front of buildings
 - Utilize landscaping to improve the appearance of development from the corridor
- **Taft Residential**
 - Existing older residential lots that are generally less than 2 acres
 - If no infrastructure issues, allow to redevelop with residential without increasing lot size
 - Buildings set back from Taft Hwy with yard on all sides
 - Low-rise – up to 2.5 stories

town center

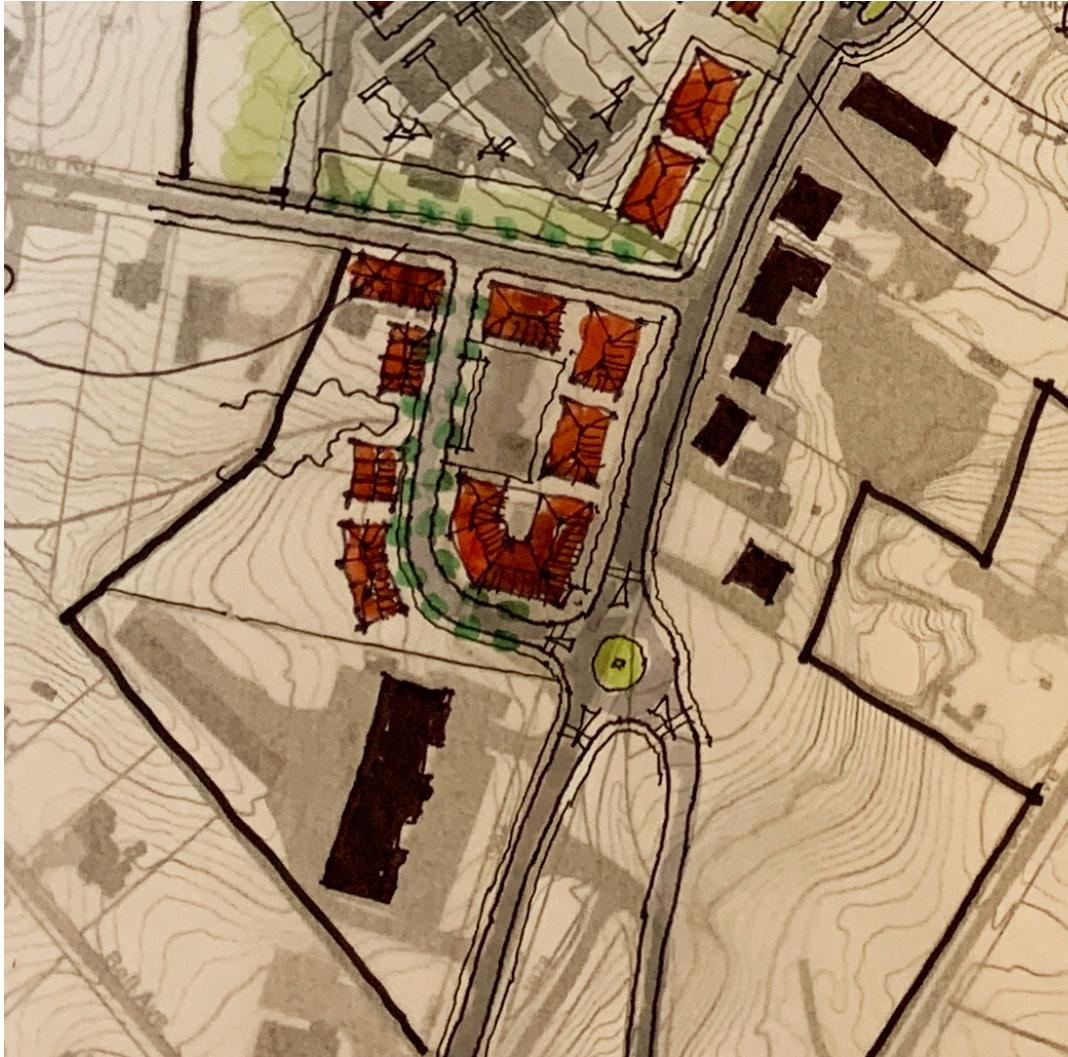
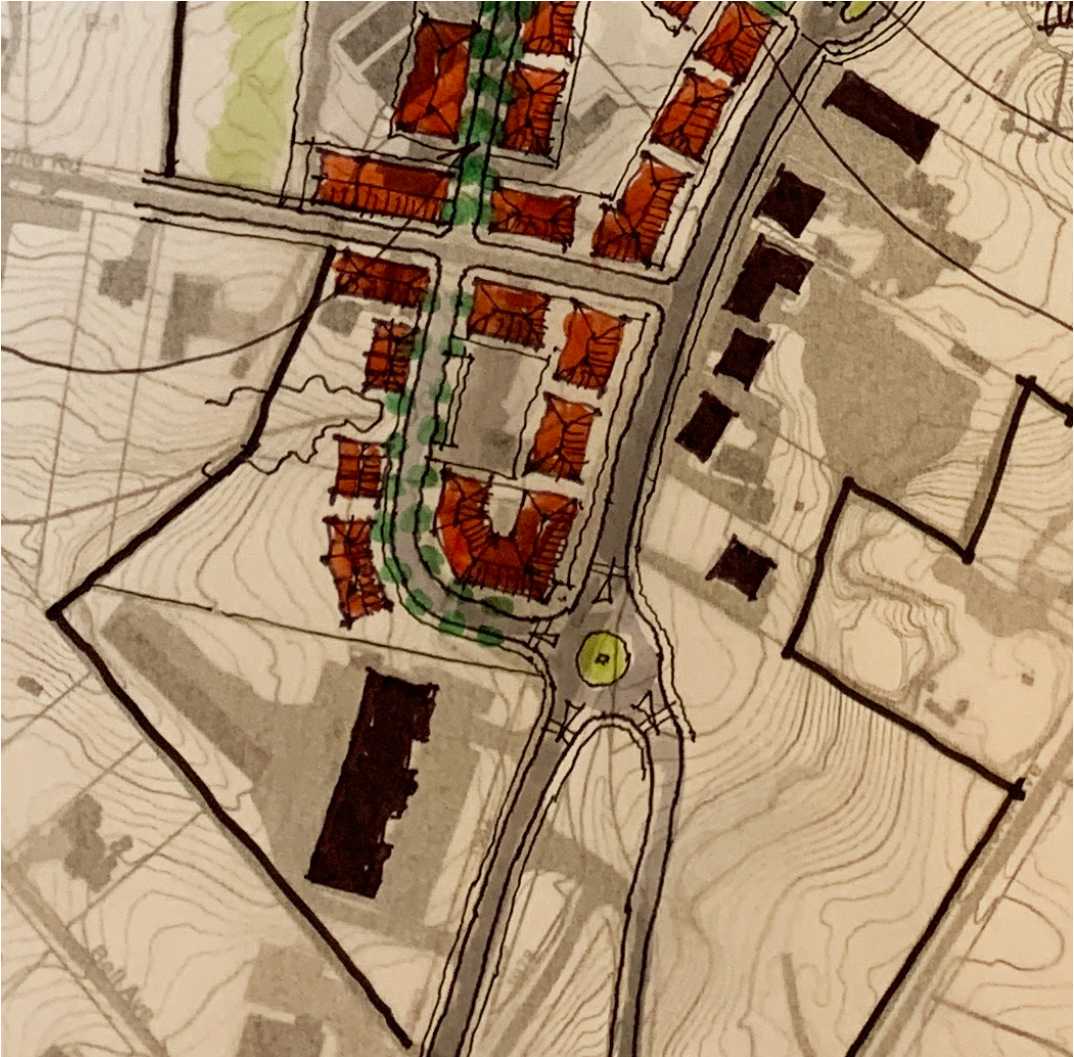


- Use natural features to influence design of Town Center
 - Preserves key features
 - Immediate value
 - More sustainable
- Town Center
 - Town Green at high point
 - Mix of uses (commercial, residential)
 - Compact development pattern
 - Buildings built to back of sidewalk
 - Parking behind or below buildings
 - Low rise – up to 3 stories
 - Pedestrian-friendly
- Interconnectivity between development

town center: north of timesville



town center: south of timesville



town center: north of timesville



- **Use natural features to influence design of Town Center**
 - Preserves key features
 - Immediate value
 - More sustainable
- **Town Center**
 - Town Green at high point
 - Mix of uses (commercial, residential)
 - Compact development pattern
 - Buildings built to back of sidewalk
 - Parking behind or below buildings
 - Low rise – up to 3 stories
 - Pedestrian-friendly
- **Interconnectivity between development**

town center precedent imagery



town center neighborhood

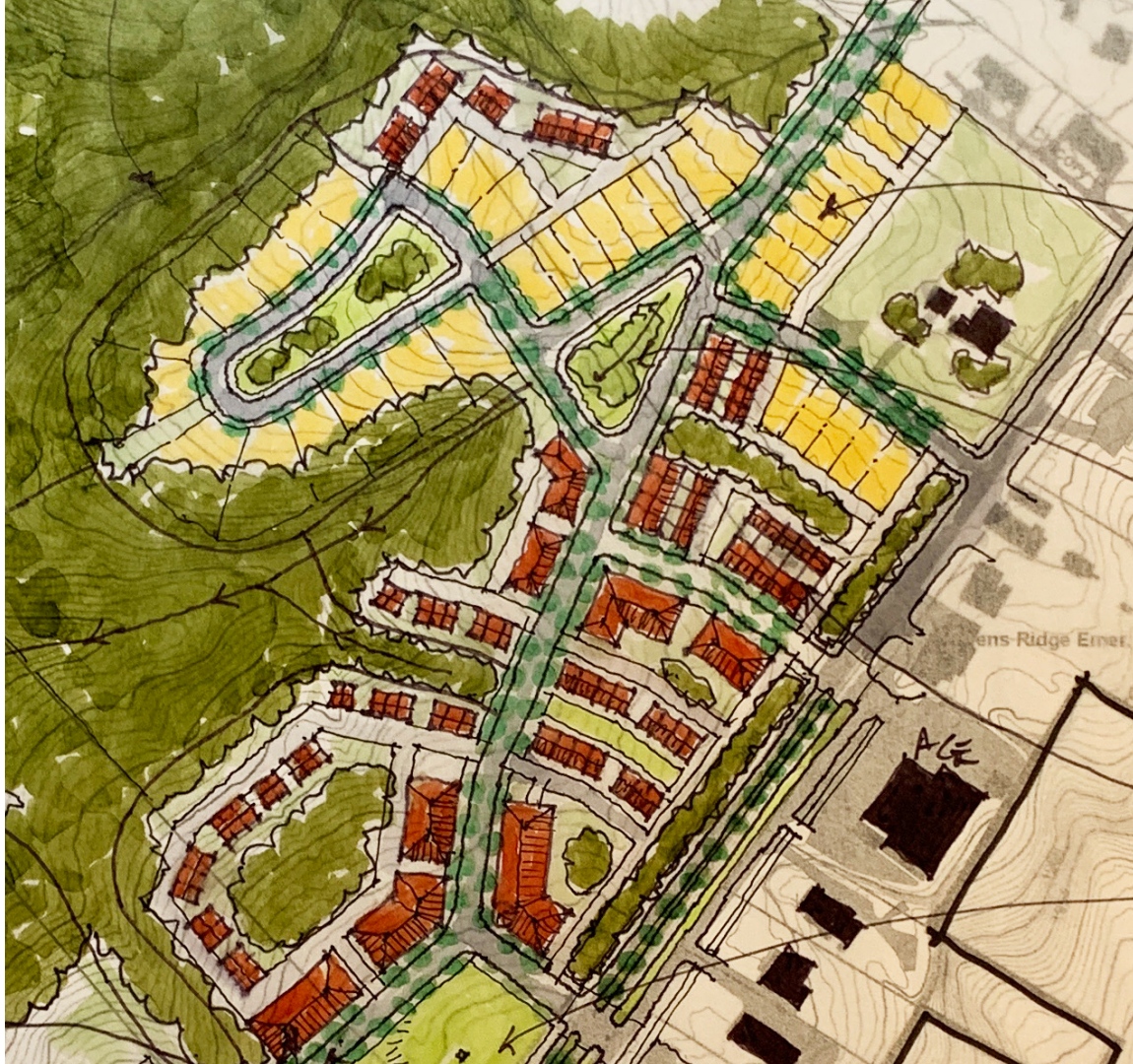


KC

- As in the Center, use natural features to influence design
- **Town Center Neighborhood**
 - Mix of housing types (small lot single-family detached, townhouses, small footprint multi-family)
 - Compact neighborhood pattern, not a “complex” of housing
 - Buildings have shallow front yards
 - Parking behind or below buildings
 - Low rise – up to 3 stories
 - Pedestrian-friendly
- Interconnectivity between surrounding development
- Gas Easment “Dream” Trail



town center neighborhood



KC

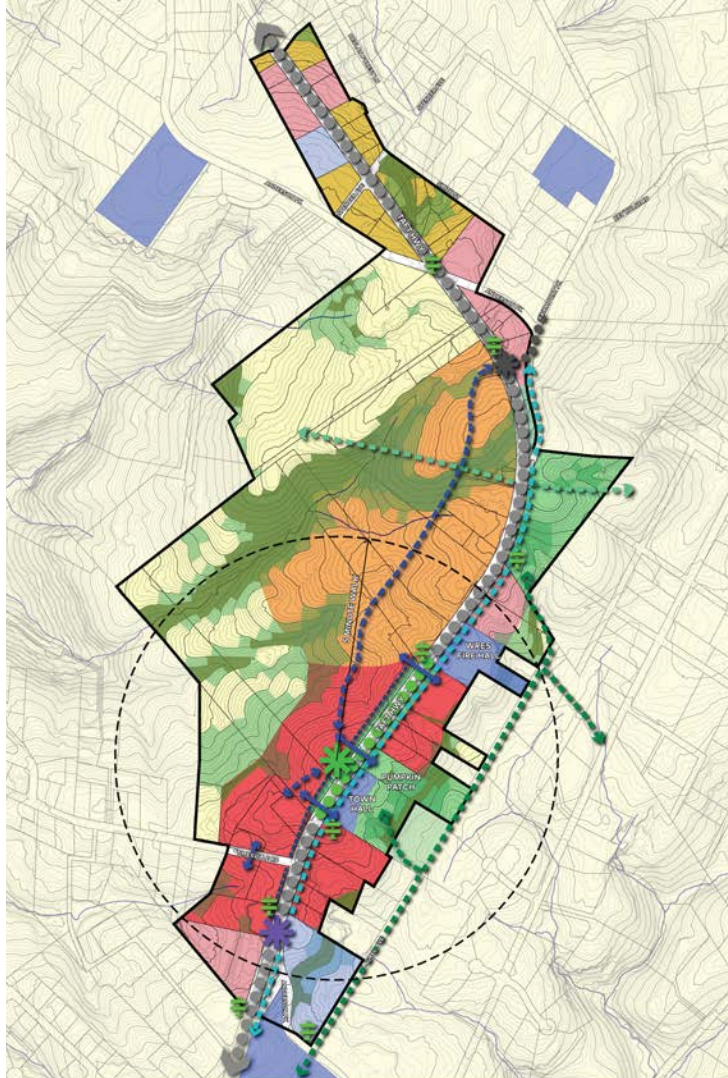
- As in the Center, use natural features to influence design
- **Town Center Neighborhood**
 - Mix of housing types (small lot single-family detached, townhouses, small footprint multi-family)
 - Compact neighborhood pattern, not a “complex” of housing
 - Buildings have shallow front yards
 - Parking behind or below buildings
 - Low rise – up to 3 stories
 - Pedestrian-friendly
- Interconnectivity between surrounding development
- Gas Easment “Dream” Trail



town center neighborhood precedent imagery

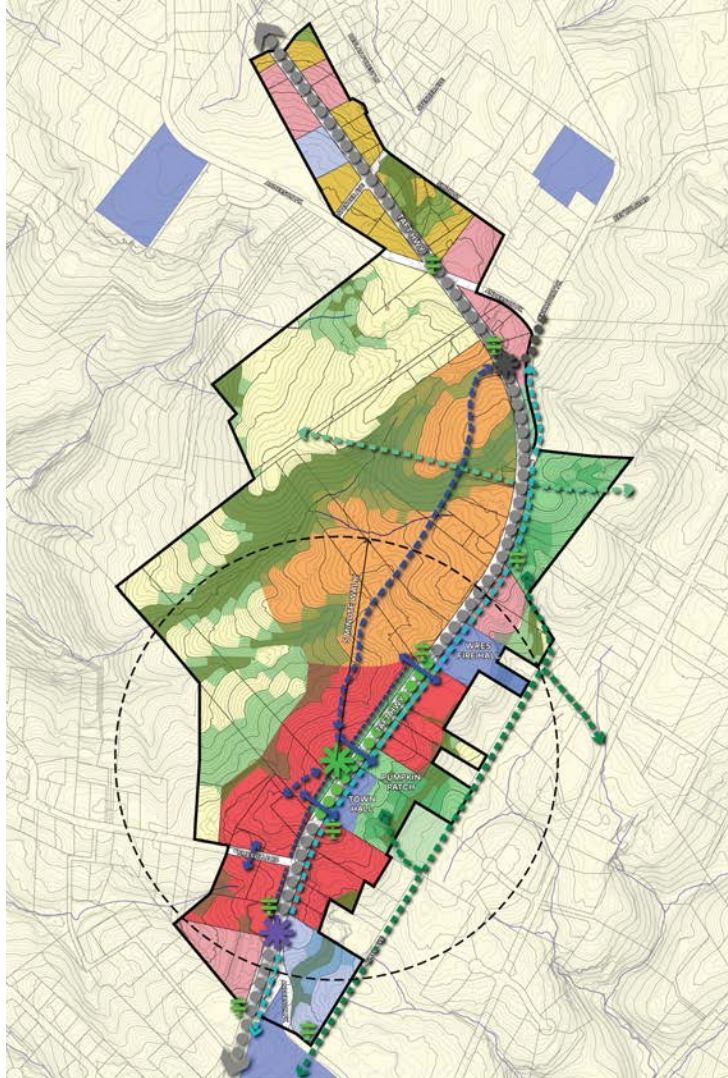


implementing the vision



- **Revisions to Zoning Ordinance**
 - **Expand Article 6 to provide more guidance on development on or near steep slopes**
 - **Consider standards for tree preservation and replacement**
 - **Add more specific design standards for new development/redevelopment in the Focus Area:**
 - **Building placement, height, massing, and transparency**
 - **Building facades and materials that face streets and public space**
 - **Parking and access design**
 - **Cross connectivity between developments**
 - **Appropriate street cross sections for new streets**
 - **Landscaping and screening**
 - **Sustainable stormwater practices**
 - **Site lighting (consider “Dark Skies” compliance)**

implementing the vision



- Identify priority projects
- Evaluate existing speed/volume conditions on target roadways
- Build relationship with TDOT
 - Evaluate key intersections – traffic control warranted?
 - Coordinate when Taft repaved
- Apply for grant funding through TDOT and other sources
 - Grants for planning and evaluation, construction

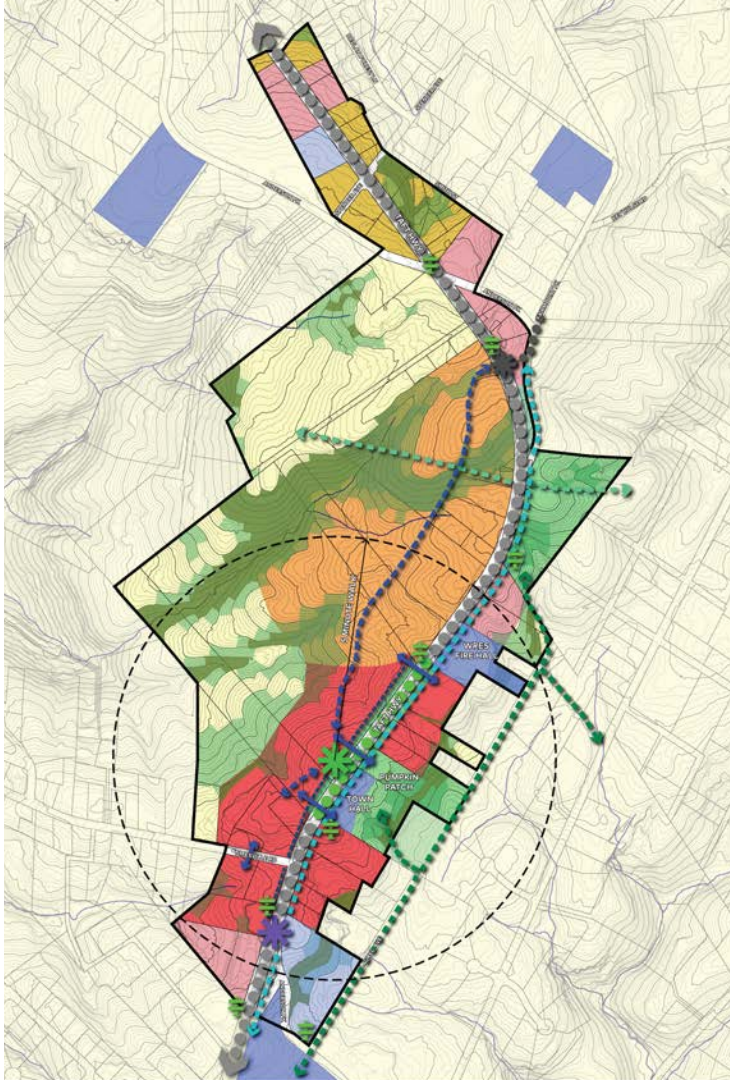


TOWN OF WALDEN PLAN

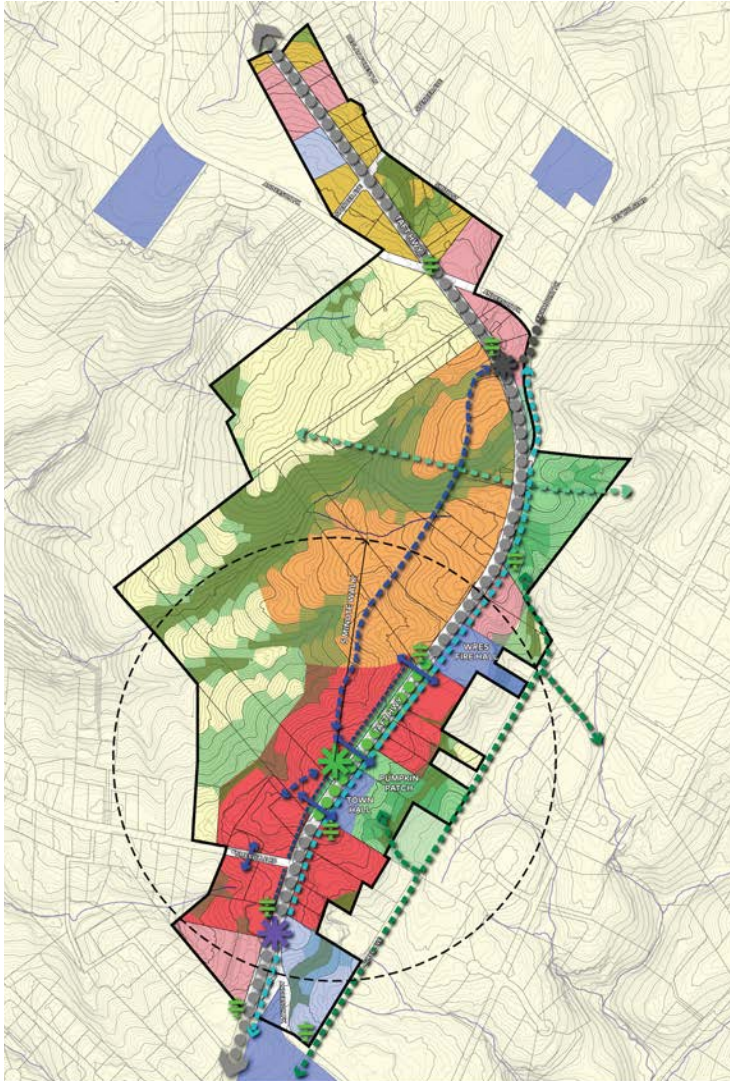
discussion and next steps



discussion



discussion



thank you

**Bachman Community Center
Pruett's
Walden's Ridge Emergency Services
Walden Town Board
Walden Land Use Committee
and
the Citizens of Walden**

