



Visioning Workshop Summary

Clarksville-Montgomery County Comprehensive Plan
July 11 and 12, 2022

The Clarksville-Montgomery County Regional Planning Commission hosted three visioning workshops over two days in support of the Comprehensive Plan project.

- William O Beach Civic Hall, 5:30 – 7:00 pm, July 11; attended by 66 participants
- Kenwood High School, 12:00 – 2:00 pm, July 12; attended by 46 participants
- Old Glory Distillery, 6:00 – 8:00 pm, July 12; attended by 47 participants

The workshops marked the beginning of the visioning phase of the project, which will establish a community-wide vision for the future of Clarksville-Montgomery County. Across the three workshops, approximately 160 attended and participated.



Visioning Workshop Format

Each workshop included a brief presentation introducing the Comprehensive Plan purpose and planning process, as well as an opening warm-up exercise and a group mapping exercise.

Opening Exercise

Each workshop opened with a warm-up exercise, polling the audience with the following question: *In ONE word, what should Clarksville-Montgomery County be known for?*



William O Beach Civic Hall Workshop



Kenwood High School Workshop



Old Glory Distillery Workshop

Mapping Exercise

Participants were assigned to breakout groups of 5-10 people per table. Each group was charged to work as a team to prepare their vision for the community including mapping desired improvements and development. The exercise allowed community members to map out, with colored markers, where they believe future uses should be developed within the City and County, as well as opportunity sites and other improvements. Groups also worked together to develop a common vision for the future of Clarksville-Montgomery County. Each group was provided a workbook packet that included guidelines for discussion along with a large map of the City and County. *Note: Images of the maps are included beginning on page 6. The full size maps are available for review on the project website.*

Groups were instructed to consider all ideas and issues important to them in terms of their long-term vision for the City of Clarksville and Montgomery County. In addition, the groups were asked to consider a few “big ideas” as they drafted a vision for their community. Suggested topics included:

- Housing and Residential Areas
- Commercial, Office, Industrial Areas
- Vehicular Transportation
- Bike and Pedestrian Transportation
- Parks, Open Space, and Environmental Features
- Community Facilities and Infrastructure
- Growth and Development
- Other Ideas

Each workshop concluded with the groups selecting a spokesperson to present their collective vision. Each group’s map was hung on the wall in a gallery for all participants to view. This allowed participants to gain insight into each visioning map, and to view up close the group work that accompanied the larger vision presentation. The workshop packets were collected from each group along with their written notations and vision for the key topic areas indicated above.

The workshops were intended to facilitate discussion and an understanding of other community members’ vision for the future of Clarksville-Montgomery County and to identify the desired actions, projects, and improvements that will contribute to that vision.

Thematic Summaries

The following is a thematic summary of the thoughts, feedback, comments, and opinions as stated by participants during the visioning workshop. The items identified in this summary are not recommendations of the project team; they are presented in the interest of compiling community input and presenting it in a way that can be understood even by someone who did not attend a workshop.

Housing and Residential Areas

Participants raised the need for more affordable housing to own and rent, especially for seniors in the community, throughout the City and County. Citing rapid growth in Clarksville-Montgomery County, participants also expressed the need to maintain and improve current infrastructure, utilities, and access to parks and open spaces before approving newer developments throughout the County. The potential for more walkable mixed-use neighborhoods, with better access to grocery stores and emergency services, was also discussed. Lastly, there was consensus on the need for a more proactive approach to the preservation of historic buildings throughout the community.

Commercial, Office, Industrial Areas

Participants agreed on the need for more investment and revitalization of commercial corridors throughout the City and County such as Fort Campbell Boulevard. Other key corridors and developments identified in need of more investment included Kraft Street, Riverside Drive, and Providence Blvd. Additionally, participants also expressed the demand for more retail and grocery stores, and hospitality Downtown as well as in established neighborhoods such as Sango, Woodlawn, and preferably towards the north of the city. Participants voiced that the current options for shopping were limited and required a lot of travel.

Participants preferred areas outside city limits such as along Guthrie Highway and along I-24 for more industrial and commercial developments. Improved aesthetics, architectural standards, and landscape requirements for newer commercial, office, and industrial developments were also discussed.

Vehicular Transportation

Issues with the current state of traffic, mobility, and access throughout the City and County were major talking points across all the workshops. Participants discussed several ways to alleviate traffic pressure such as road expansion or new access roads to major highways. Beltways around the City and County were a common theme as participants cited the need to better connect the City to the rural areas in the County for safety and development potential. One of the obstructions frequently cited was the need for more bridges over Cumberland River, Red River, I-24, and College Street to improve mobility towards the South of the County.

Additionally, participants discussed the need for extended public transit hours and expansion of transit routes to better connect residents to places of work such as the Industrial Park and other industrial areas in the City and County.

Bike and Pedestrian Transportation

There was consensus among community members that there is currently an overall lack of bike and pedestrian amenities in the City and County. Participants identified the need to install and improve sidewalks downtown, along commercial corridors, and around schools and nearby neighborhoods.

Participants also recommended mandatory sidewalks, bike lanes, and better transit connections in newer developments, to lessen the dependence on personal vehicles and thus more traffic. Additionally, the need for safer intersections and more crosswalks throughout the County was expressed by many.

Participants mapped potential bike routes and trails to key community assets such as Dunbar Cave State Park and downtown in addition to regional routes that would connect distinct parts of the County.

Parks, Open Space, and Environmental Features

Participants voiced the need to preserve and promote more parks and open spaces throughout the City and County. The lack of public open spaces in more recent developments was cited as a major issue by many participants. Participants expressed the need for more recreational areas in residential neighborhoods. Key ideas discussed included requiring more robust landscape and open space standards on newer developments to maintain a healthy housing to open space ratio.

Participants also voiced their desire to conserve sensitive environmental areas and preserve and enhance the tree canopy in the County. Areas along the rivers and near Dunbar Cave were discussed as opportunities for the conservation of environmentally sensitive land and implementing recreational uses. Additionally, it was

mentioned that a tree ordinance for all residential developments would help maintain the tree canopy throughout the County. Lastly, many discussed the need to improve access to parks and open spaces as well.

Community Facilities and Infrastructure

Participants discussed the need for community facilities such as libraries and community centers in different areas of the City and County accessible to all regardless of their age. Sango, Cunningham, Woodlawn, St. Bethlehem, and areas experiencing recent growth such as North Clarksville were identified as lacking sufficient libraries and community centers according to the participants. Participants also expressed that community centers should be accessible via public transit. Potential opportunities for adaptive reuse for recreation included key sites such as the Frosty Morn meat packing plant.

Discussion on infrastructure focused on the need to maintain existing infrastructure and utilities for current residents. Participants also advised that the City and County should plan for future development ahead to avoid strain on key infrastructure services. Other discussions also included improving access to high-quality/speed broadband.

Growth and Development

Participants emphasized the importance of improving quality of life over uncontrolled expansion. Discussions revolved around building denser development and a preference for more vertical development to preserve green spaces and environmentally sensitive areas. Key areas participants identified for growth and development included Dover Road across the river, and along Guthrie Hwy for industrial development. However, there were also areas identified where some participants did not want to see growth such as the Austin Peay Recreation area, a denser forested area in the City.

Participants also mapped where they would like to see more residential development outside the city limits that are affordable and close to various amenities such as parks, community facilities, and accessible for all. Other discussions involved developing the Clarksville Regional Airport to support industrial growth in the County.

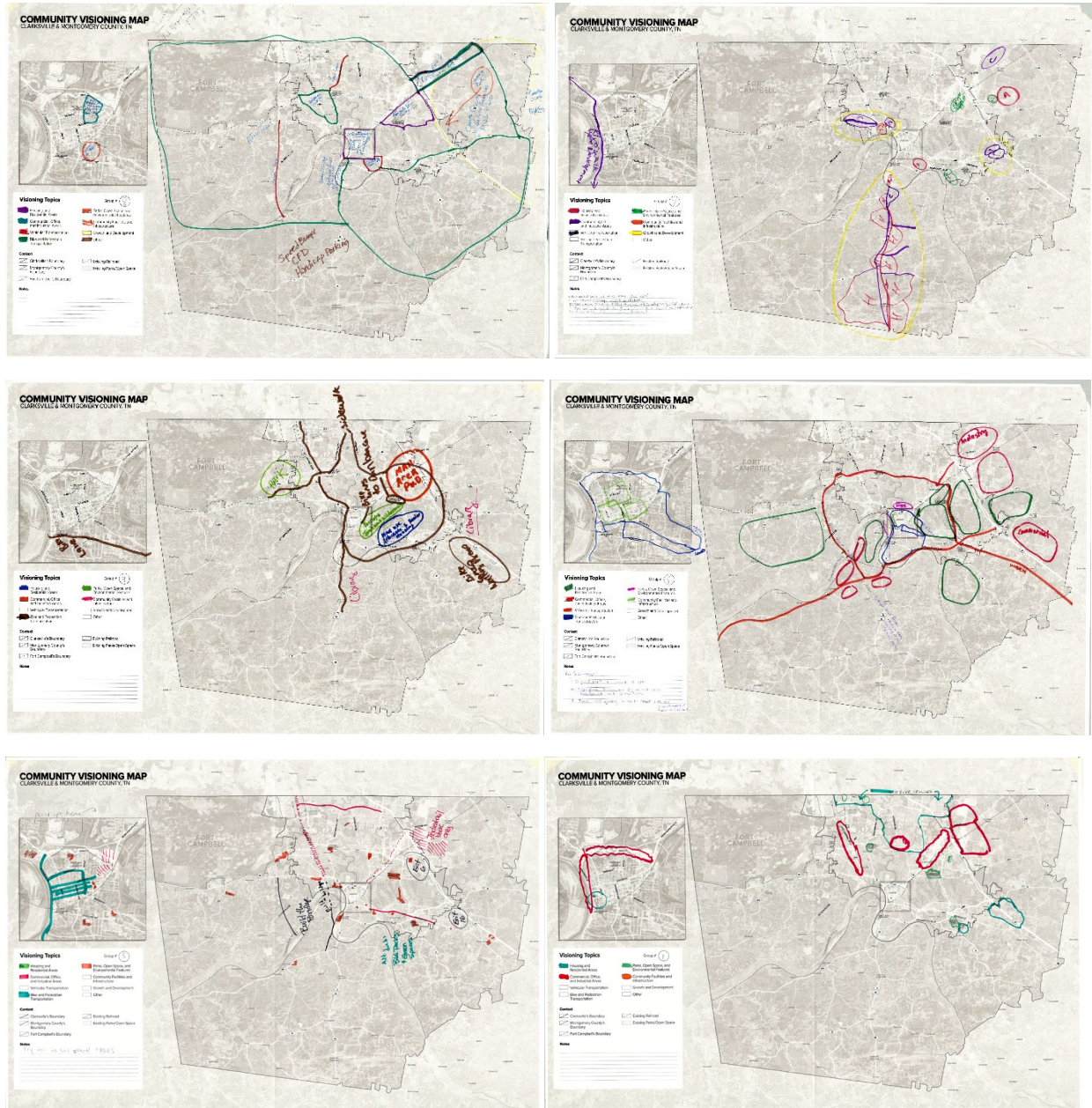
Other

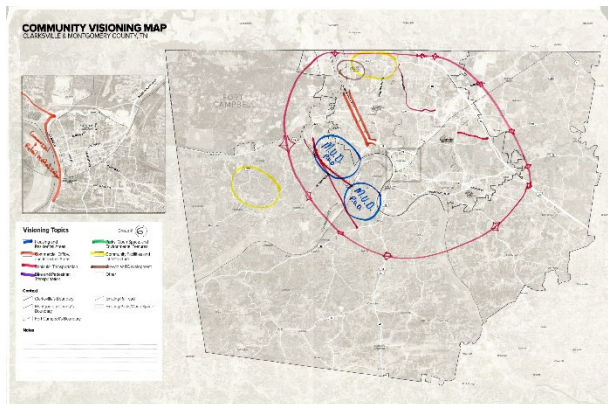
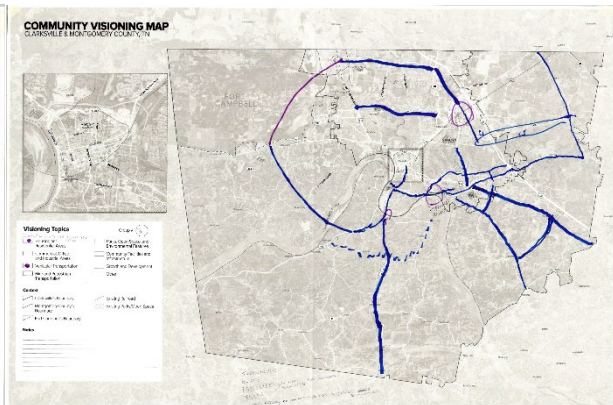
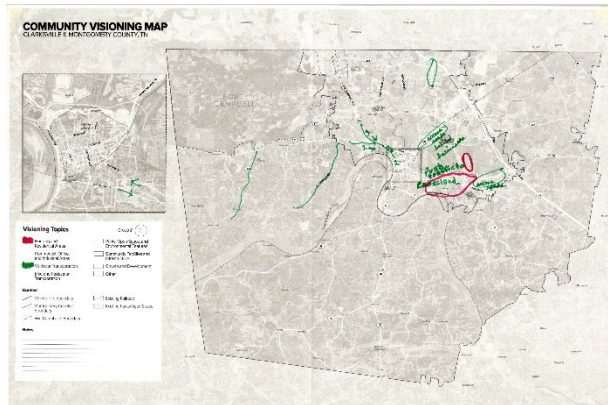
Adaptive reuse and revitalization of existing spaces were common themes during the workshops. Participants expressed that the City and County should promote the re-use of vacant buildings, more mixed-use developments, and convert large spaces such as the rock quarry on Kraft Street into a city park. Participants also discussed using Tax Increment Financing options to help reinvest in areas.

Participants voiced that they would like better communication as key stakeholders with authorities and developers about proposed projects in their community.

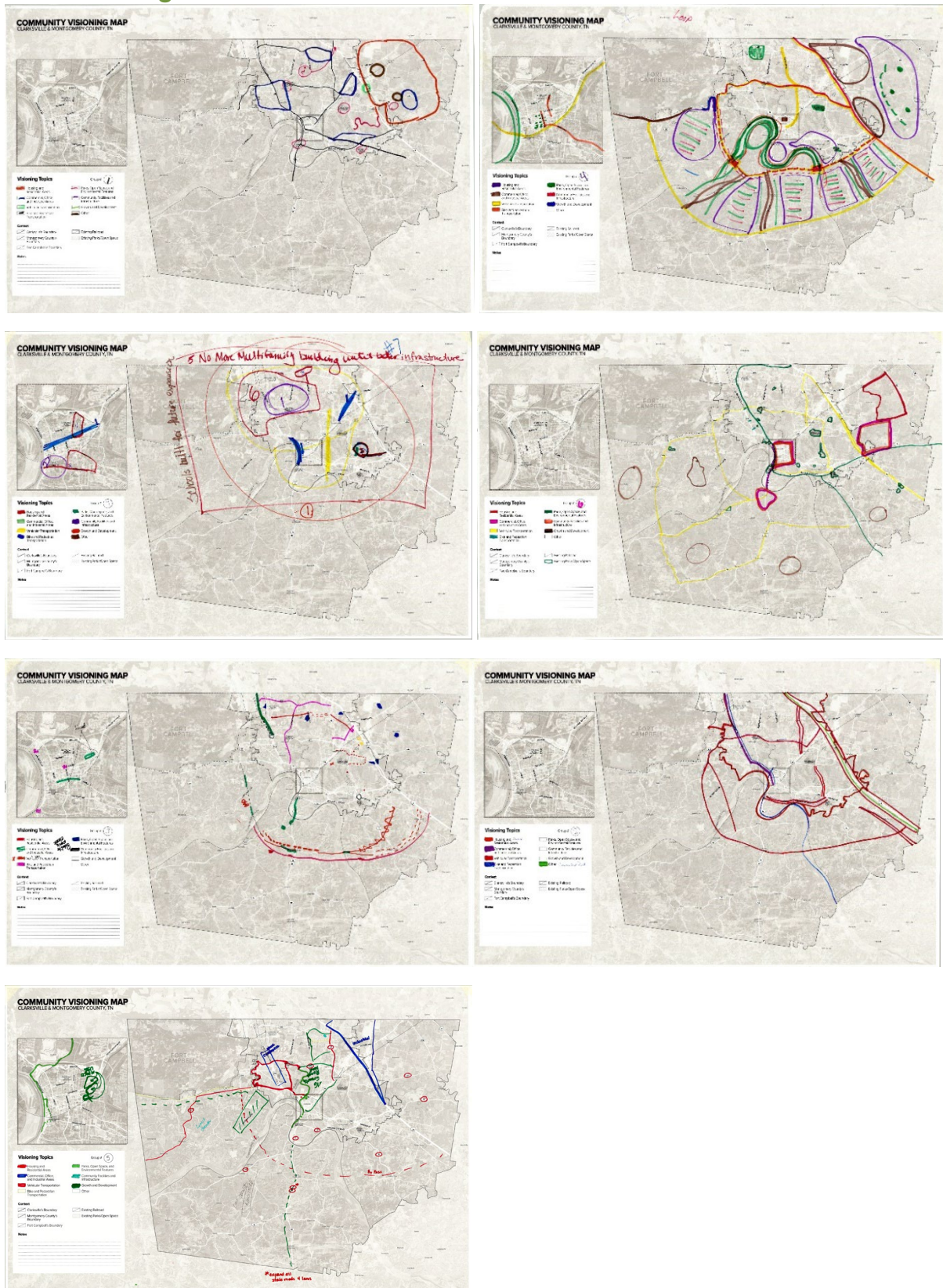
Visioning Maps

William O Beach Civic Hall





Kenwood High School



Old Glory Distillery

