

Envision Edgehill Apartments

July 26, Town Hall Meeting



Agenda

- Welcome and Introductions
- Resident Proctor Remarks
- Updates from Work Group Meetings
- Visioning Exercise Recap
- Concept Development Presentation
- Upcoming Dates

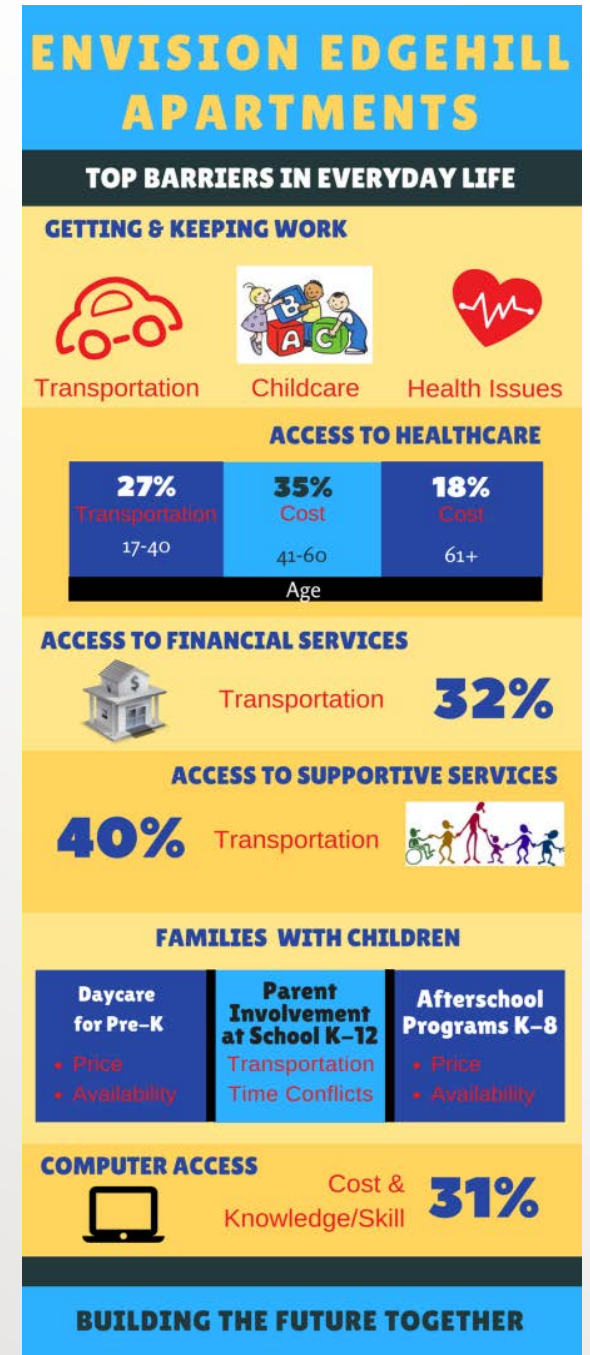
Purpose and Vision

Transform the target neighborhood into a mixed-income community while ensuring a strict one-for-one replacement of all existing units at Edgehill Apartments.

- Resident-led, community supported planning process
- Priority in minimizing the disruption to residents' lives
- Commitment to create a green, sustainable and financially feasible development
- Commitment to connecting with and leveraging local initiatives within the community

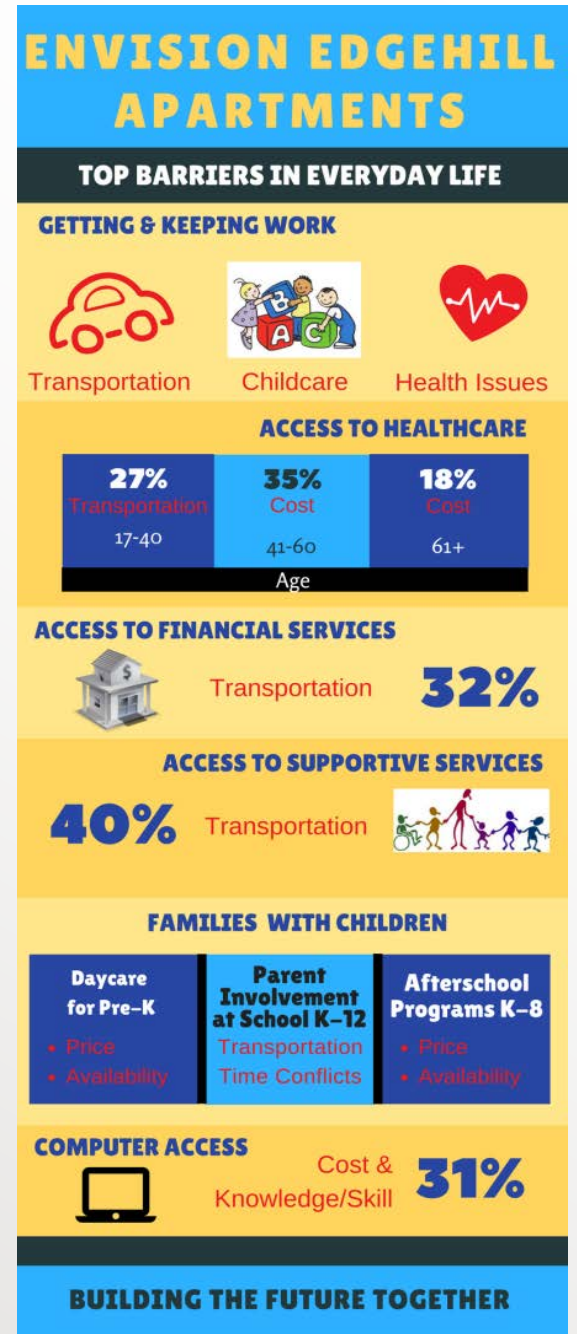
People Work Group

- Discussion Points: 1) missing data; 2) Needs/gaps; and 3) initial solutions.
- **Employment** (primary gap identified – lack of programming/awareness)
 - Expand awareness of existing programs and partnerships
 - Expand programming to address barriers to employment
 - Provide soft skill training
 - Provide opportunities for entrepreneurship
 - Create a one-stop shop for education and training
- **Health and Wellness** (primary gap identified – lack of access to primary and preventive care/resources to access care)
 - Incorporate physical activity/pedestrian mobility into the plan
 - Address food security through farmer’s market or community garden
 - Expand social services
 - Expand preventive care and resources for healthcare and insurance
 - Dental, Pediatric, Pharmacy, Primary Care
 - Seek institutional partners to provide incorporate student care providers



People Work Group

- **Crime and Community Safety** (primary gap identified – need for increased community awareness and increased partnership with law enforcement)
 - Increase presence of police walking patrols
 - Add a resident alert system
 - Institute permitted/secured parking
 - Institute parenting classes
 - Increase street lighting
 - Enforce leases
- **Education** (primary gap identified – need for more programming, specifically daycare, teen-specific programming and adult learning)
 - Expand adult learning opportunities
 - Create opportunities for resident-run programs
 - Establish a daycare in the community
 - Provide teen programming in the community
 - Institute parenting classes
 - Include wired internet within the new buildings at no cost



Visioning Recap



Vision Statement
A statement describing the inspirational long-term desired change for the people and the neighborhood.



Process Timeline

Winter
2018



Spring
2018



Summer
2018



Fall
2018



Winter
2019



Existing
Condition
Assessment



Market
Assessment
Analysis



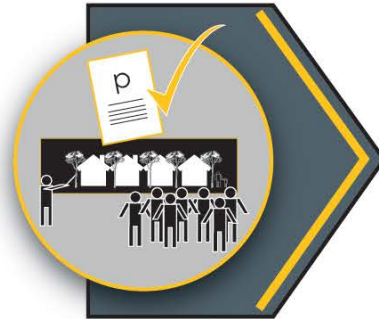
Envisioning the
Future
Neighborhood



Concept
Development

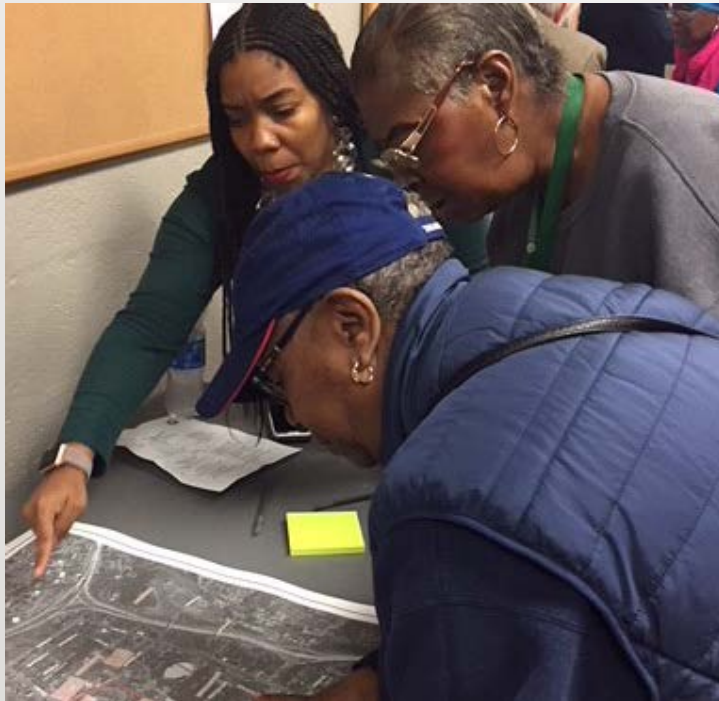


Final Concept
Development



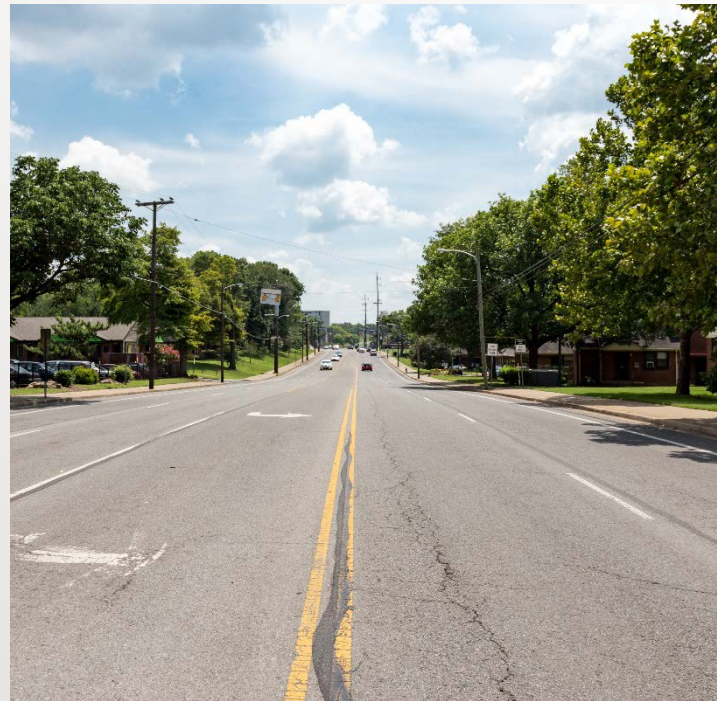
Creating
Adopting the
Final Plan

Past



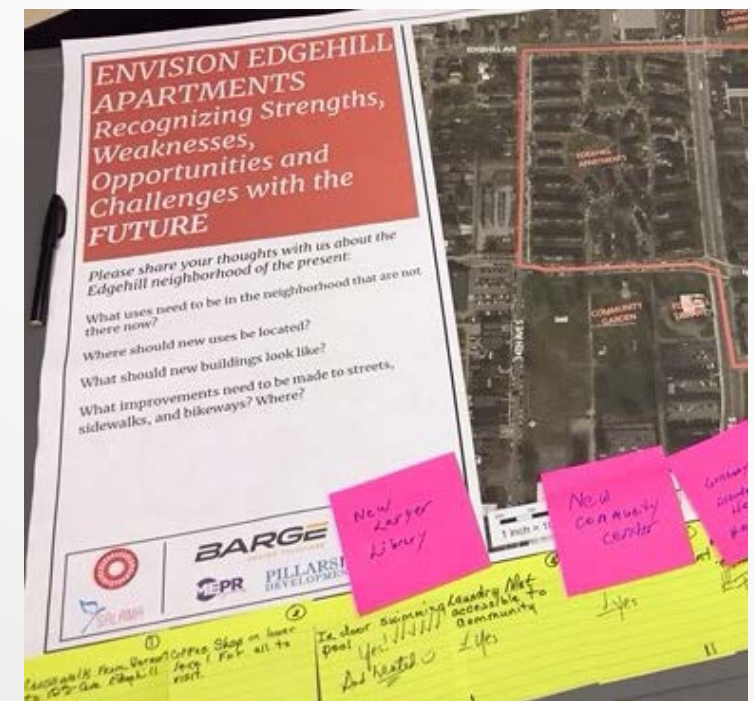
We could walk to grocery stores, hardware stores, bakery, pharmacies, and in later years White Way Laundry.

Present



12th Avenue is too wide, busy and unpleasant to enjoy walking or biking on. If it was slowed down and had many pedestrian crossings it would be more pleasant.

Future



Would like to see grocery stores, health services, restaurants, pharmacy, bank, clothing stores.

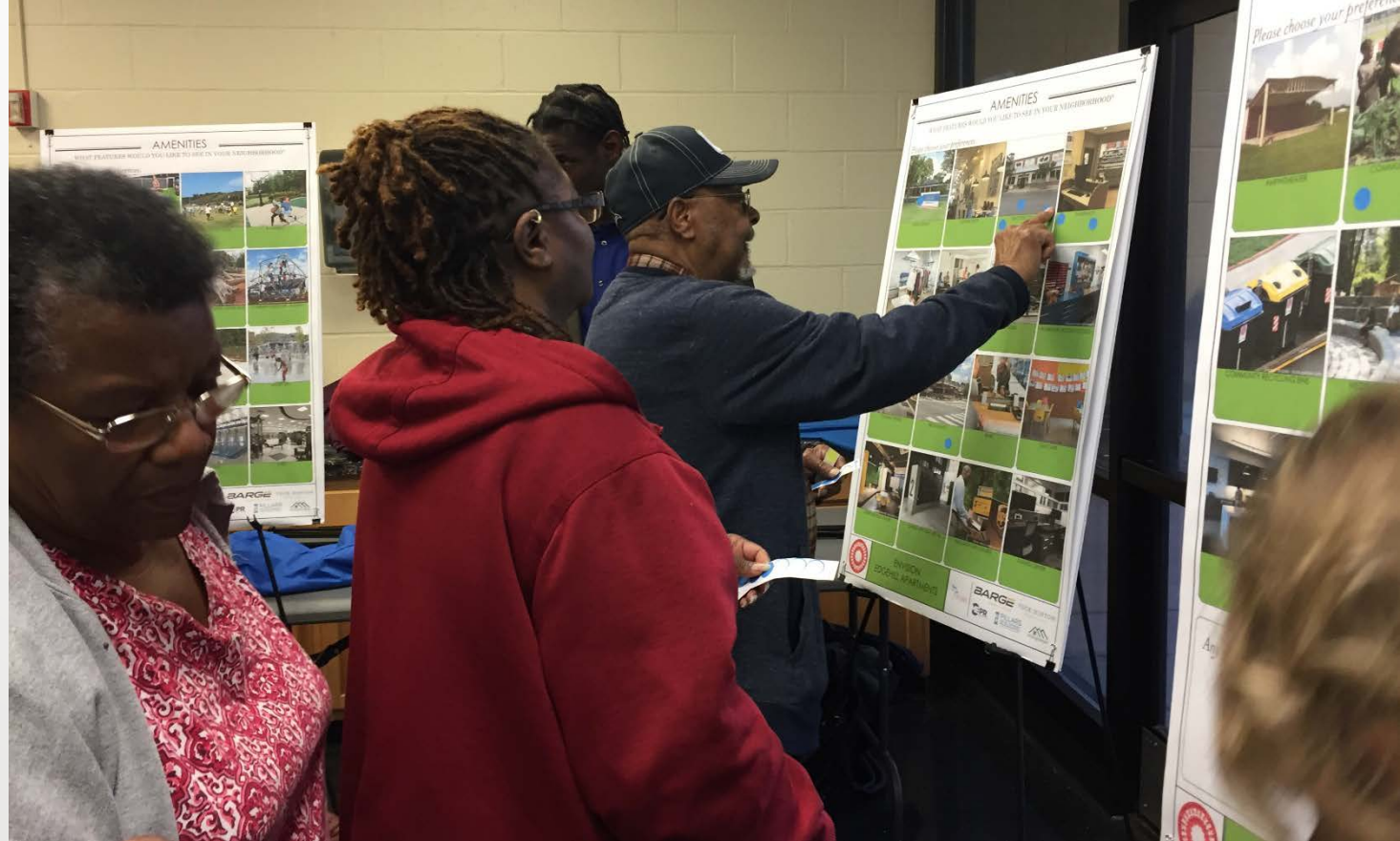
Visioning Workshop

Buildings

Amenities

Mobility

Your Vision



Buildings

Style

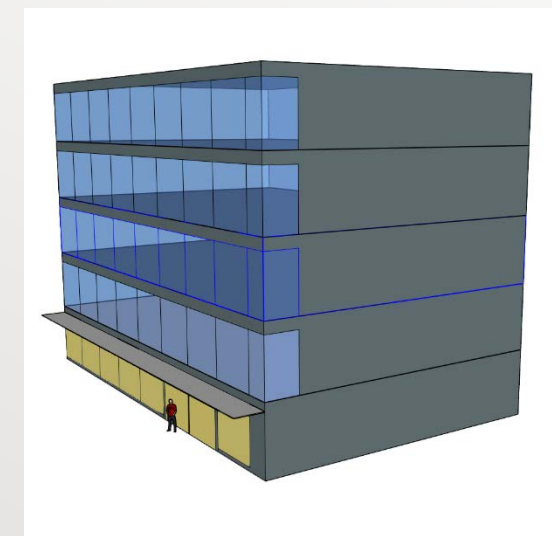
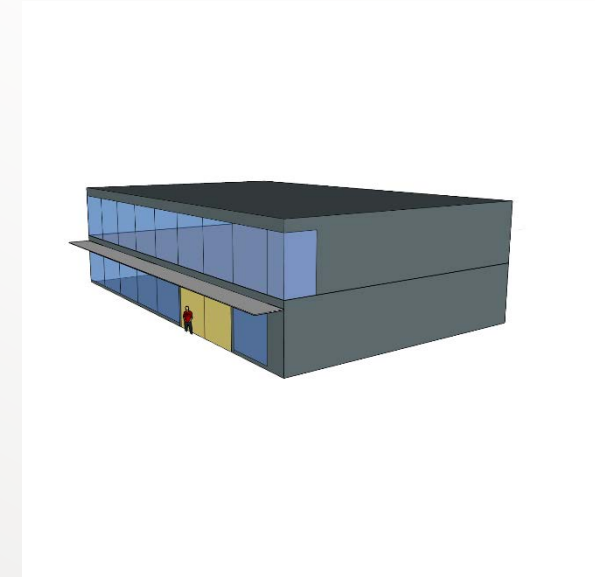
Traditional	39
Transitional	14
Contemporary	13



Buildings

Scale & Typologies

2-3 Stories Residential	53
2-6 Stories Mixed-Use	36
3-6 Stories Residential	19
7+ Stories Mixed-Use	10



Top 5 Amenities – Overall

Grocery Store	37
Farmers Market	26
Playground – Toddler	20
Large Library	19
Restaurants	16



Top 5 Amenities

Land Use

Grocery Store

Farmers Market

Large Library

Restaurants

Day Care

Park Facility

Playground

Basketball

Community Gardens

Multi-purpose Field

Gym

Top 5 Mobility

Bus Shelter	26
Slower Automobile Speed	25
Midblock Crossing	23
Street Trees	21
Decorative Crosswalk	15



Making the Hard Decisions *LEGO Charrette*



Neighborhood Models



Model Translations

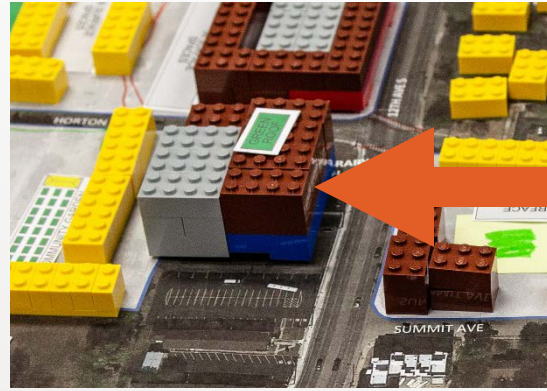
Analyzing for Common Themes around:

- Legacy
- Massing, Scale and Land use
- Edges
- Open Space and Amenities
- Connections



Common Themes

- The library needs to be included in the plan.
- Potential for the library to be reimaged as a mixed use building - with residential units on upper floors.
- Additional Civic Spaces should be added – job training, computer labs, social services and entrepreneurial center.



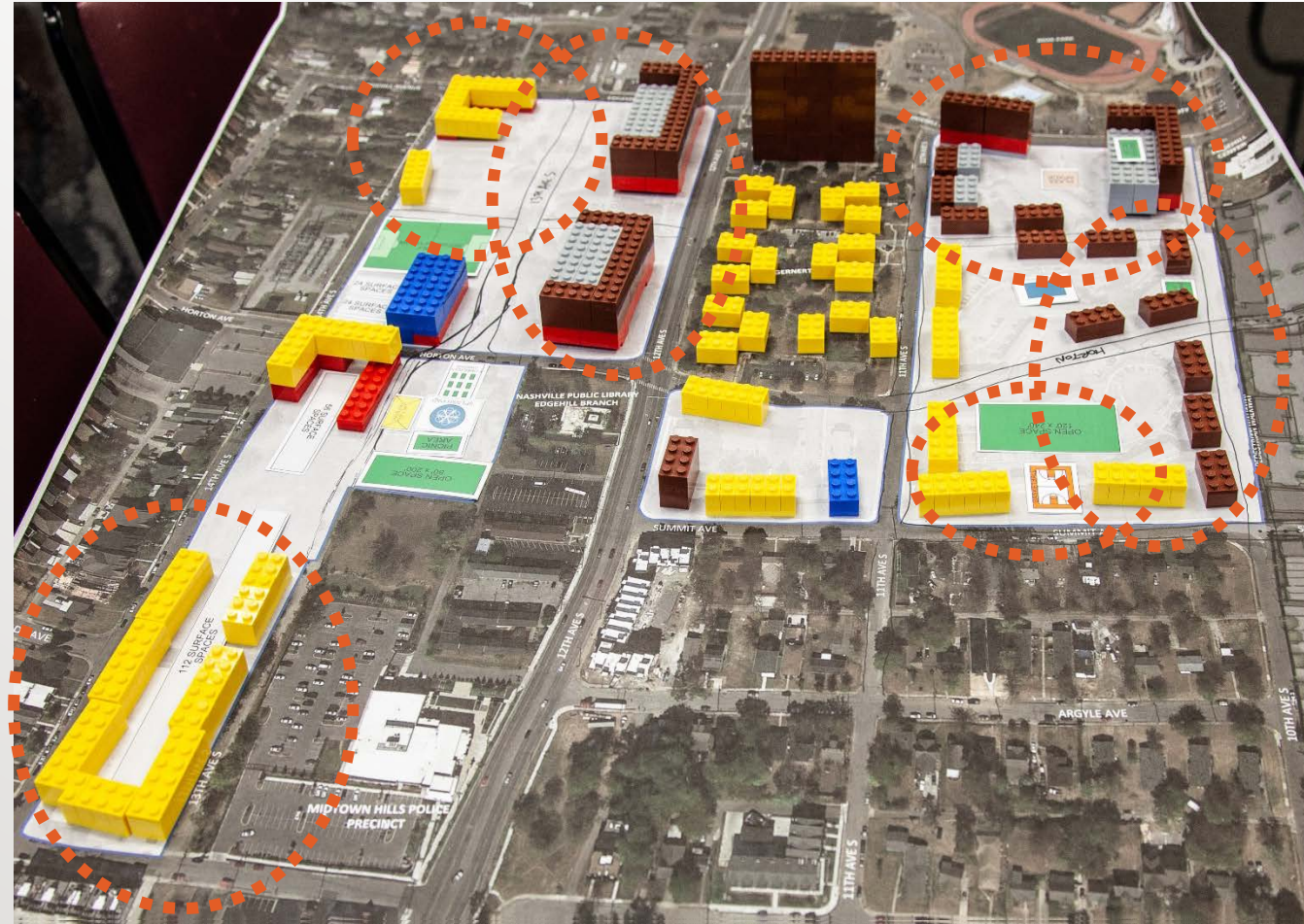
Model Translations

- Meaningful open space is equitably distributed across the site.
- Many groups located green space first, and then located buildings around it.
- A variety of open space & amenities were placed – large & small playgrounds, pools, splash pads, pavilions.

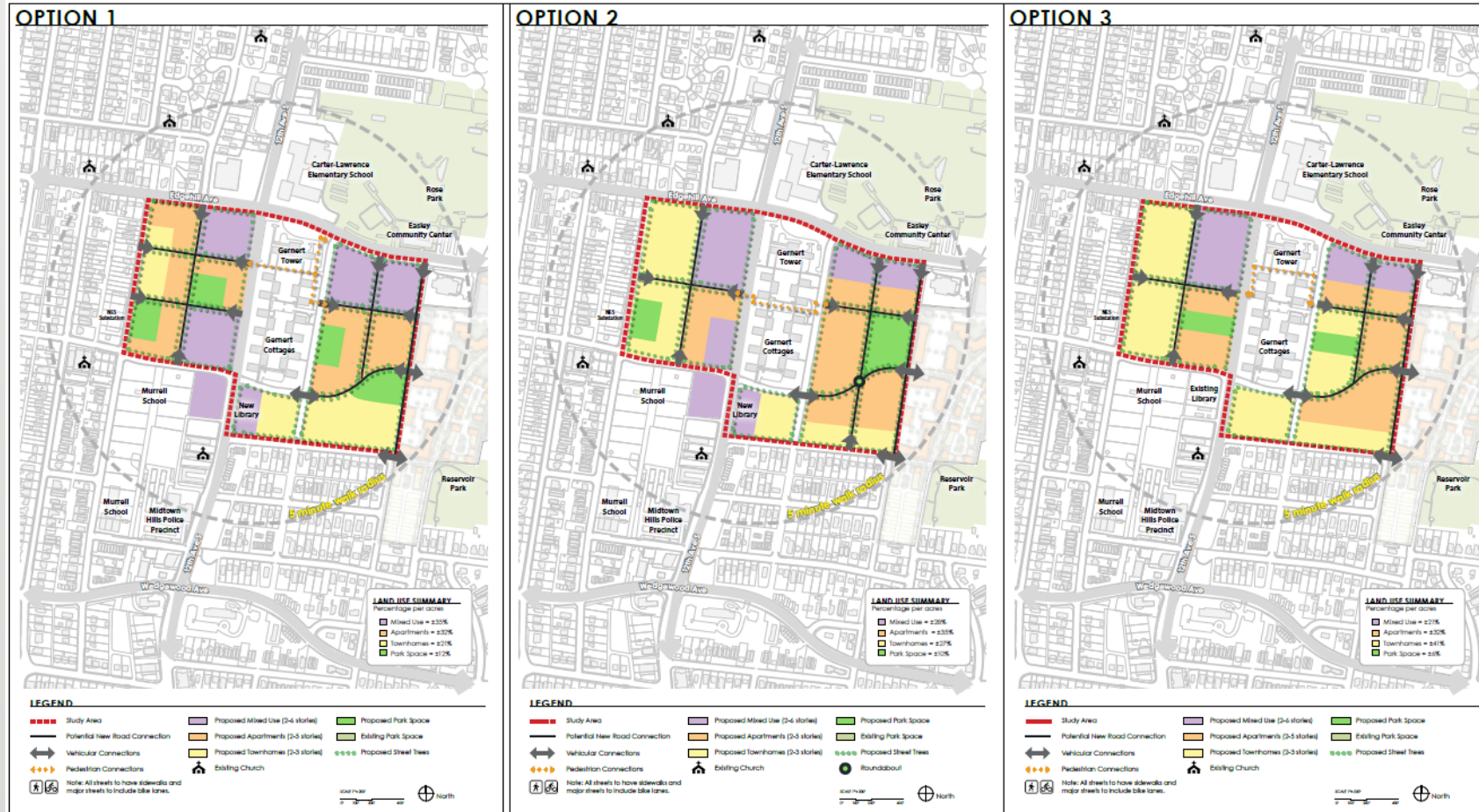


Common Themes

- Larger buildings & mixed use buildings are located at 12th Avenue and Edgehill Avenue.
- Opportunity for larger residential buildings to line the new 10th Street (adjacent to Park at Hillside).
- Most groups located smaller footprint buildings adjacent to the existing neighboring single family.



Concept Plan Selection



ENVISION
EDGEHILL APARTMENTS
June 2018



Concept Plan Preference Grading Opportunities

**Bless Fest
June 23, 2018**



**Gernert and Edgehill
Offices
July 2,3 and 5, 2018**

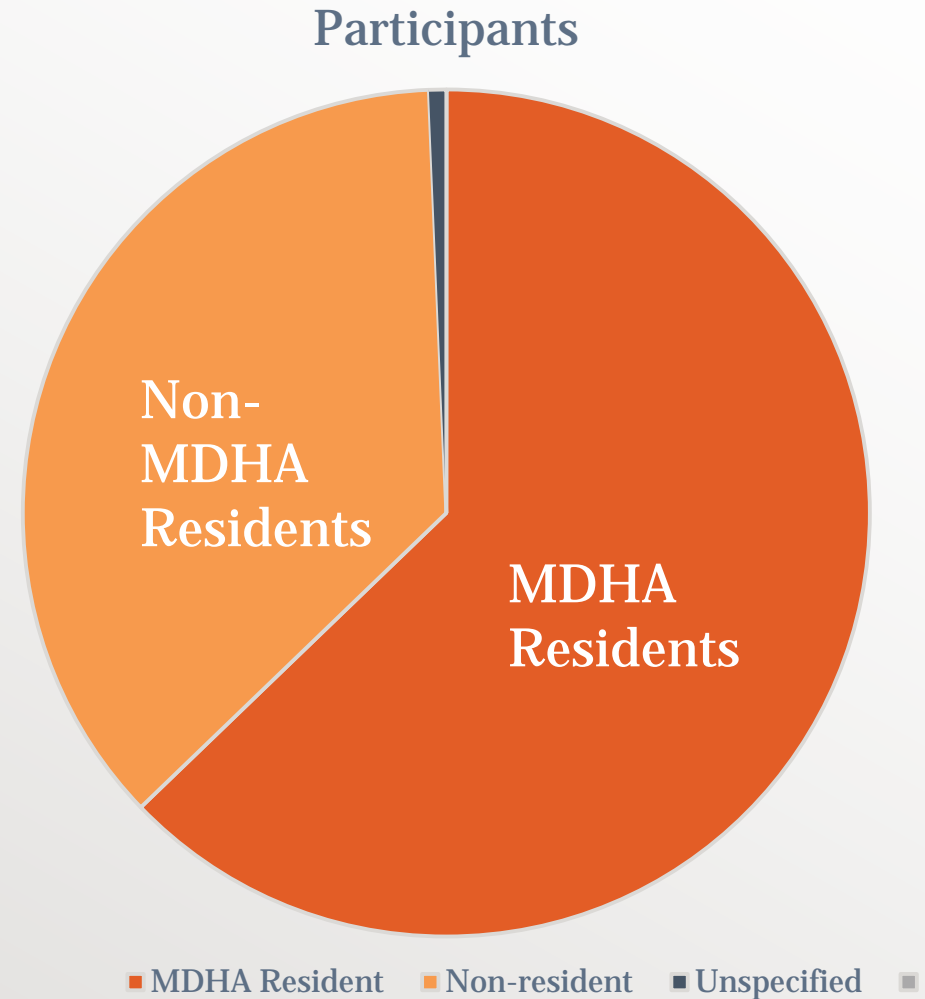


**Progressive Baptist
Community Day
July 14, 2018**

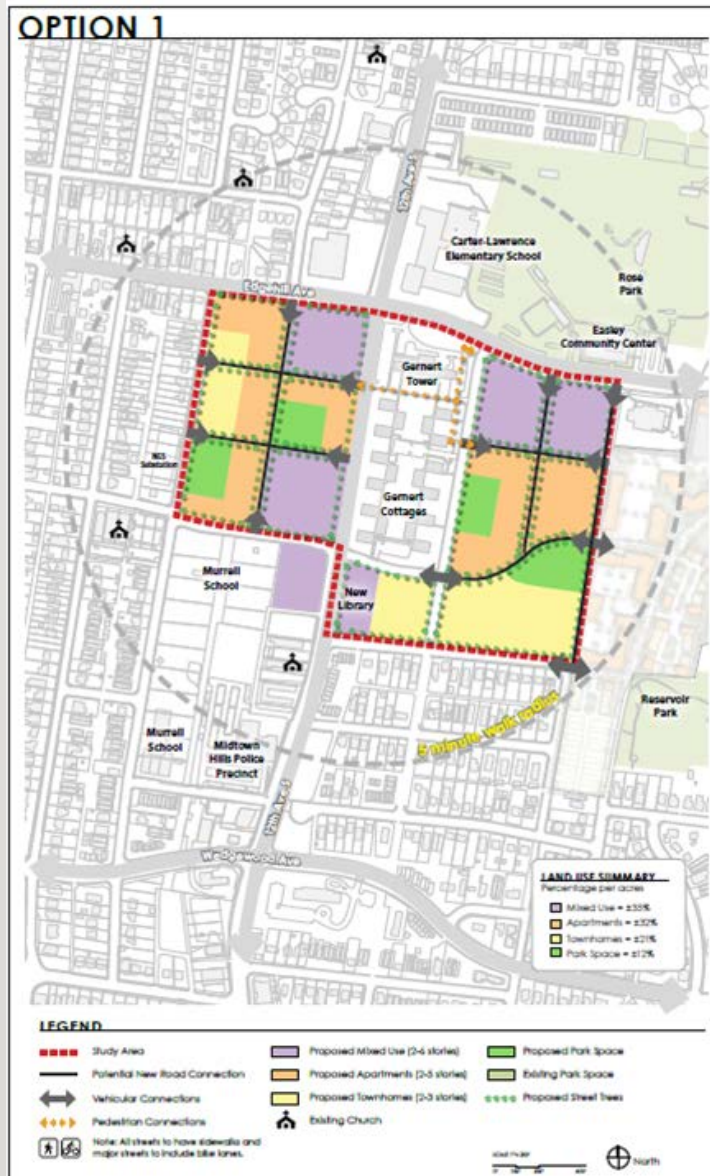


Who Participated?

- 221 Participants
 - 134 Residents
 - 78 Non-MDHA Residents
 - 9 Unspecified



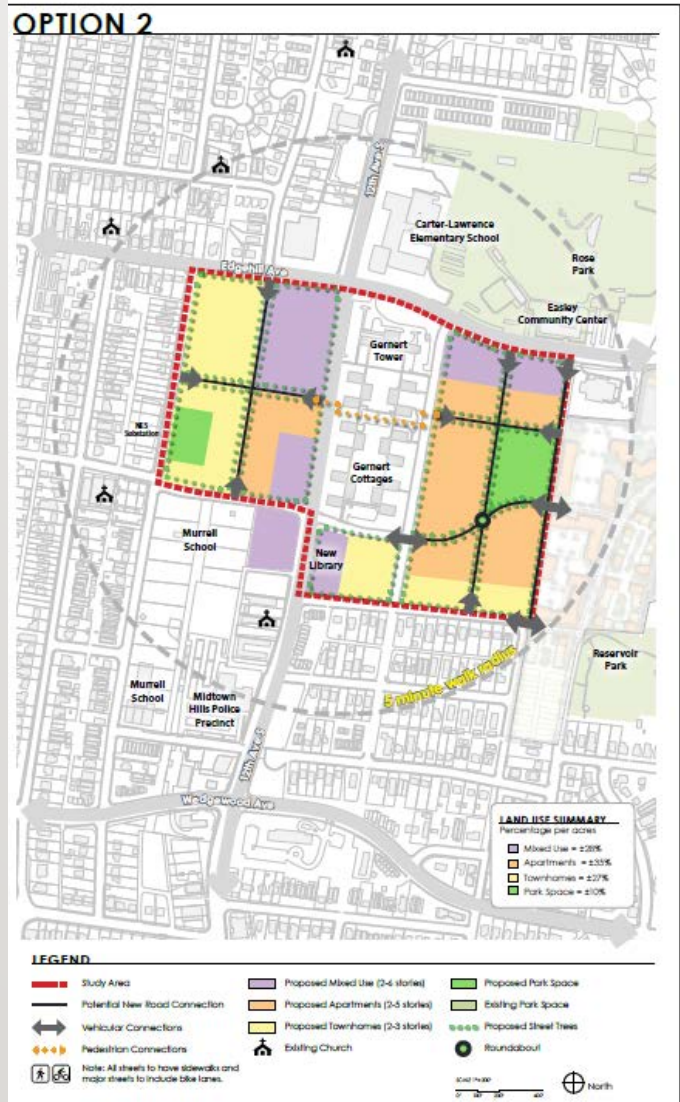
Concept Plan Preferences – Option 1



- 66% of people preferred this option

Top	Option 1
1	Green Spaces
2	Mixed Use
3	Library
4	Housing Choice
5	Connectivity

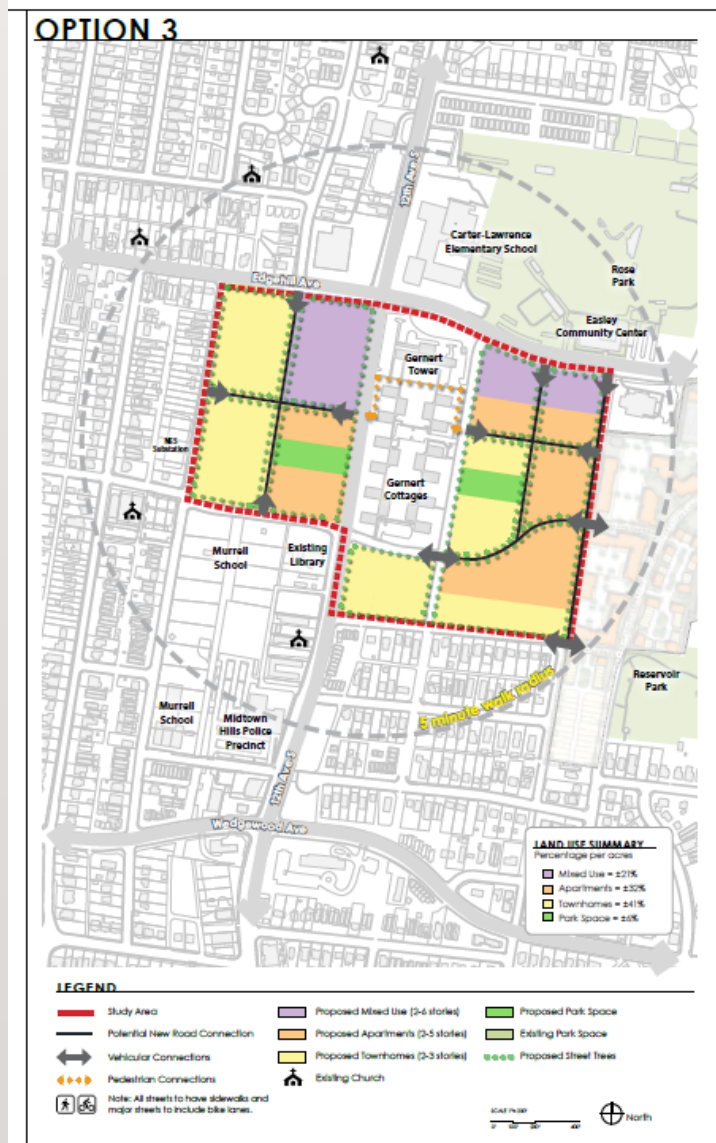
Concept Plan Preferences – Option 2



- 22% of people preferred this option

Top	Option 2
1	Library
2	Housing Choice
3	Mixed Use
4	Connectivity
5	Green Space

Concept Plan Preferences – Option 3



- 12% of people preferred this option

Top	Option 3
1	Housing Choice
2	Mixed Use
3	Library
4	Connectivity
5	Green Space

Concept Plan Preferences

Question - *I would feel a sense of community if these things were included in the design:*

Responses -

- Grocery store, or store (20 times)
- Job training
- Better park design, dog park
- Sidewalks and cycling
- Pharmacy and clinic
- Security lighting
- Don't like the round about

*"Dog park, skate park, a water splash pad, shaded trails, outdoor amphitheater, reoccurring events for the community, event space, sliding scale rent, work-out gym, community garden, shared co-work space, whole foods. **I Would love to move back to Edgehill.** TO have an appealing living, thriving community w/ diversity and economic success would appeal to many natives."*

Upcoming Dates

July

- Resident Only Meeting, July 24th, 4 to 5:30 p.m., Gernert
- Community Advisory Group, July 26th, 8 to 9:30 a.m., Gernert
- Public Town Hall, July 26th, 6 to 7:00 p.m., Watson Grove

August

- People Work Group, August 20, 2 to 3:30 p.m., Gernert
- Joint Housing and Neighborhood Working Session, August 22, 5:30 to 7:00 p.m., Midtown Hills

September

- Resident Only Meeting, September 25, 4 to 5:30 p.m., Gernert
- Community Advisory Group, September 27, 8 to 9:30 a.m., Gernert
- Public Town Hall, September 27, 6 to 7:00 p.m., Watson Grove

HAVE FOLLOW-UP QUESTIONS OR COMMENTS?

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@NashvilleMDHA

