

# Envision Edgehill Apartments

*September 27, Town Hall*



# Agenda

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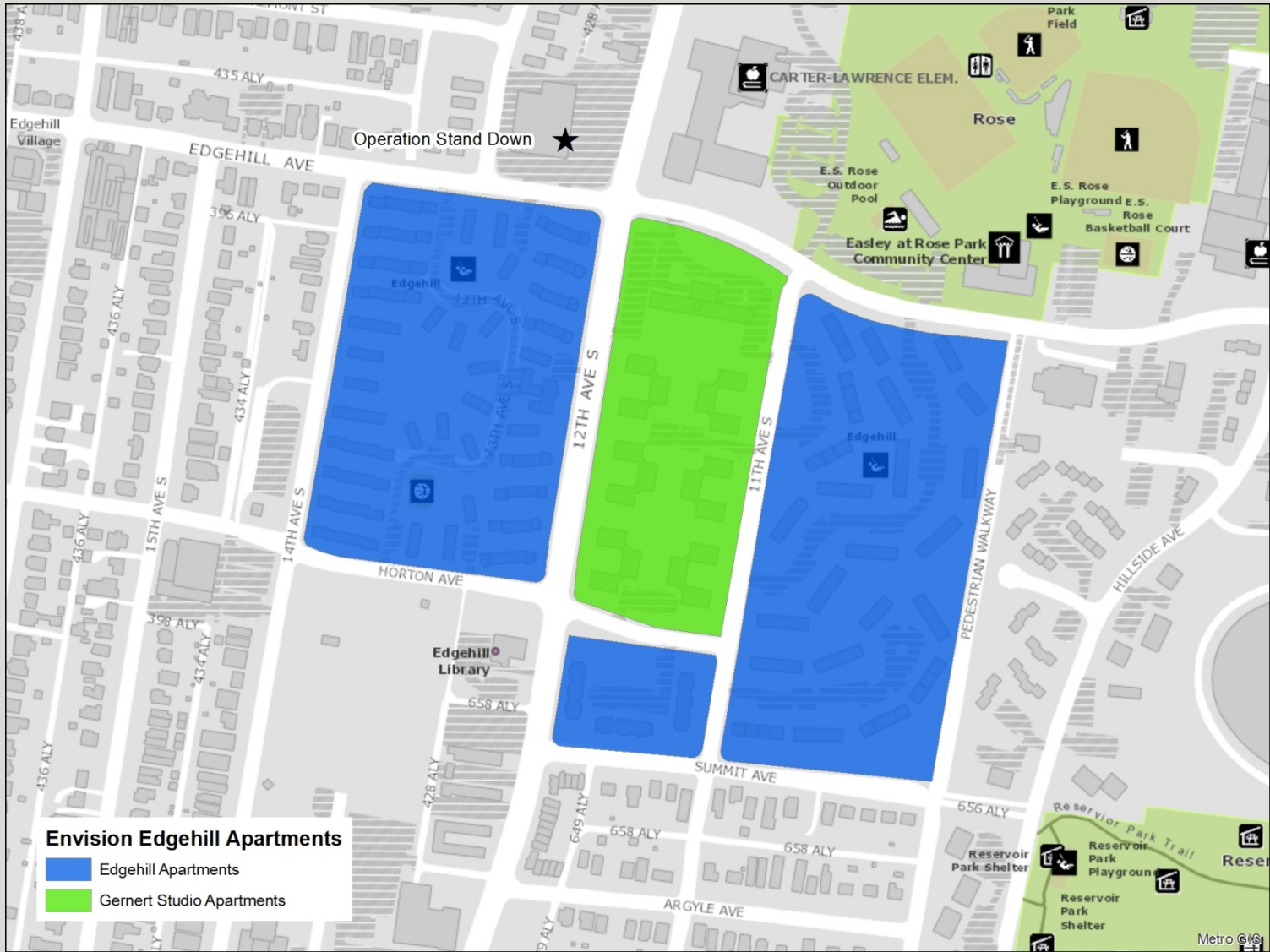
- Welcome and Introductions
- Executive Director Remarks
- Update from People Work Group
- Concept Development Recap
- Upcoming Dates

# Purpose and Vision

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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

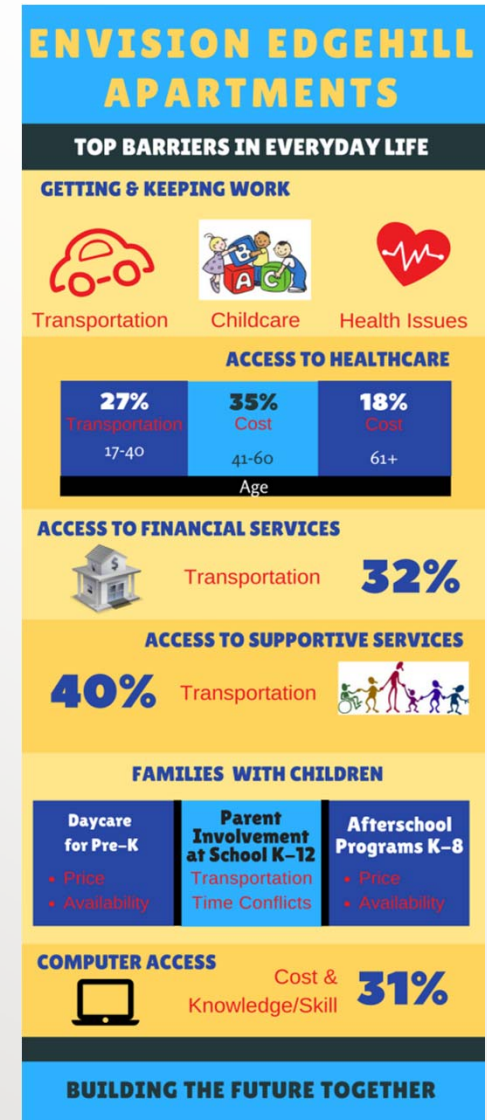


# People Work Group

Discussion Points: 1) Review Goals; 2) New or Missing Goals; & 3) Potential Partners

**Employment** (primary gap identified – lack of programming/awareness)

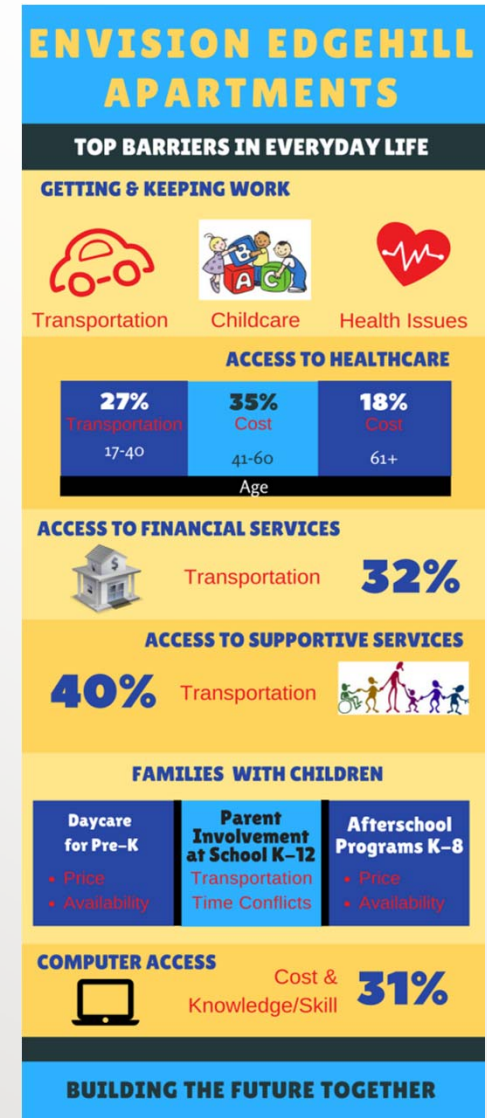
- Expand awareness of existing programs and partnerships
- Expand programming to address barriers to employment
- Provide soft skill training – tune it to jobs that are available or on the horizon
- Individual empowerment training
- Provide opportunities for entrepreneurship
- Create a one-stop shop for education and training
- Recruit new employers to the area a provide relevant job training



# People Work Group

**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 farmers market, produce truck, or community garden
- Expand social services
- Expand preventive care and resources for healthcare and insurance
  - Dental, Pediatric, Pharmacy, Primary Care, Mental Health
- Seek opportunities to incorporate healthcare students from nearby schools
- Recruit service providers to offer programming that includes:
  - Nutrition and cooking classes, exercise classes, and general healthy living classes

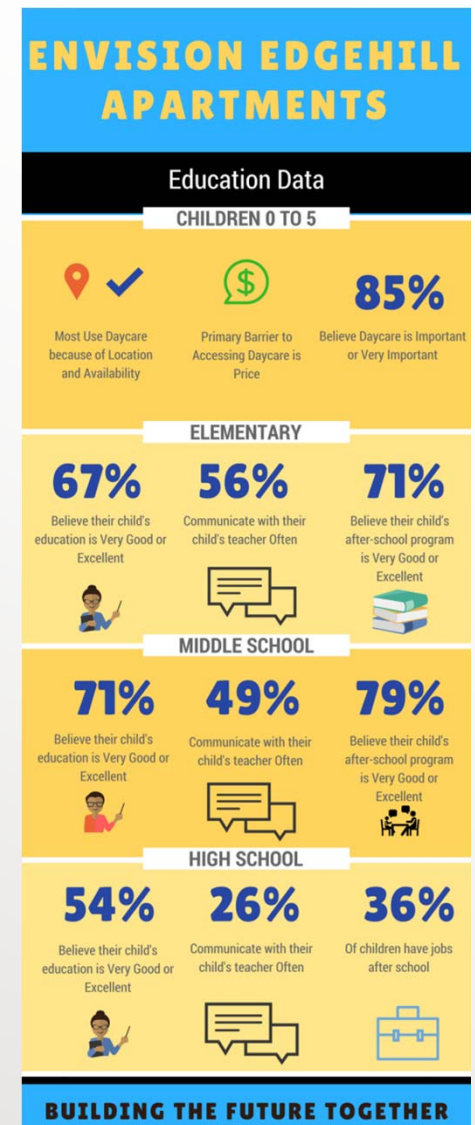


# People Work Group

## Crime and Community Safety

(primary gap identified – need for increased community awareness and increased partnership with law enforcement)

- Increase presence of police walking patrols
  - Coordinate them with school dismissal
- Add a resident alert system
- Institute permitted/secured parking
- Institute parenting classes
- Increase street lighting
- Educate residents on lease requirements and better enforcement of those requirements

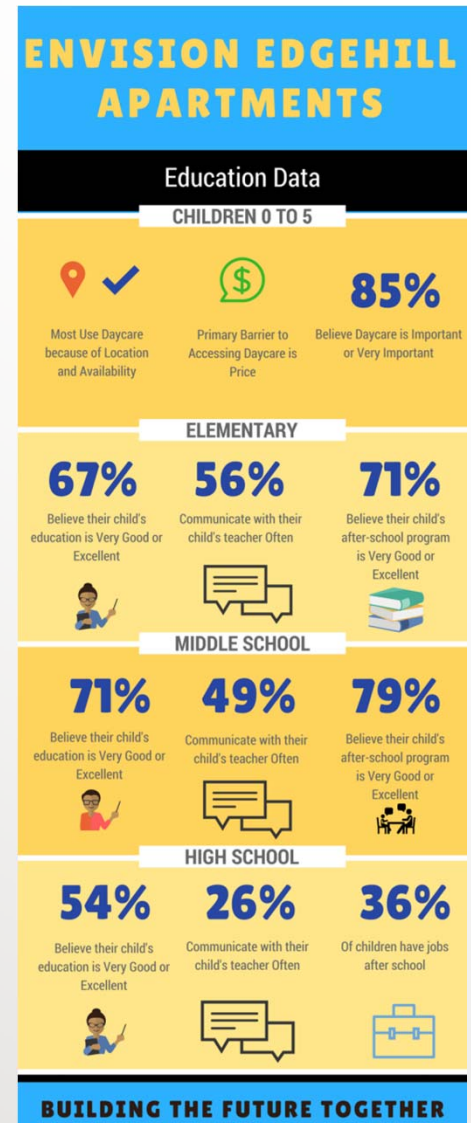


# People Work Group

## Education

(primary gap identified – need for more programming, specifically daycare, teen-specific programming and adult learning)

- Expand adult learning opportunities
  - Including college and career prep, and entrepreneurship training
- Create opportunities for resident-run programs
- Establish a daycare in the community (both children and adult daycare)
- Provide teen programming in the community
  - Tutoring, physical activity, arts programming
- Institute parenting classes
- Include wired internet within the new buildings at no cost





# Process Timeline

Winter  
2018



Spring  
2018



Summer  
2018



Fall  
2018



Winter  
2019



Existing  
Condition  
Assessment



Market  
Assessment  
Analysis



Envisioning the  
Future  
Neighborhood



Concept  
Development

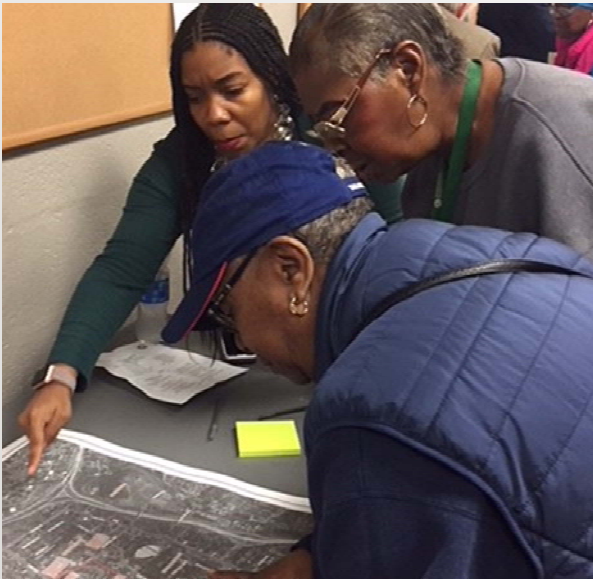


Final Concept  
Development



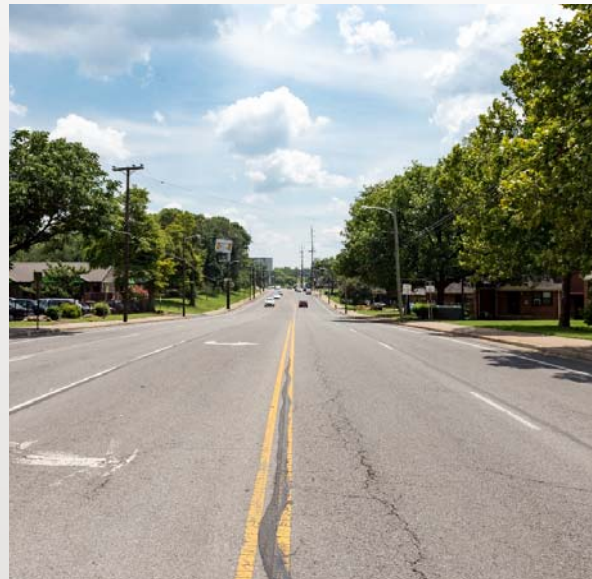
Creating  
Adopting the  
Final Plan

# Past



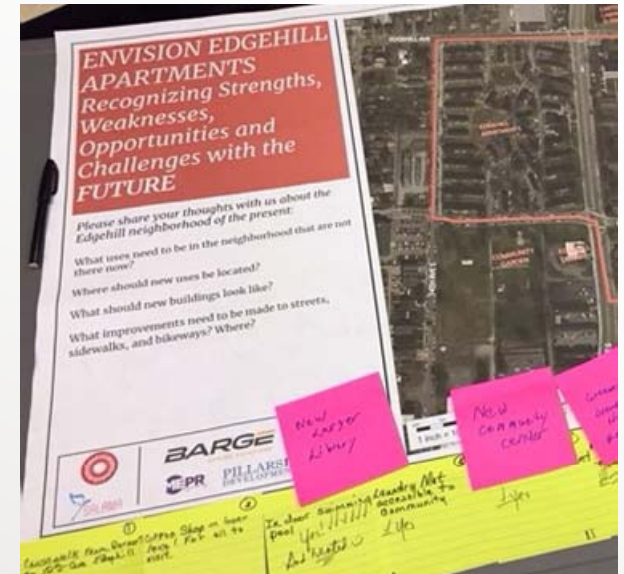
*We could walk to grocery stores, hardware stores, bakery, pharmacies, and in later years White Way Laundry.*

# 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

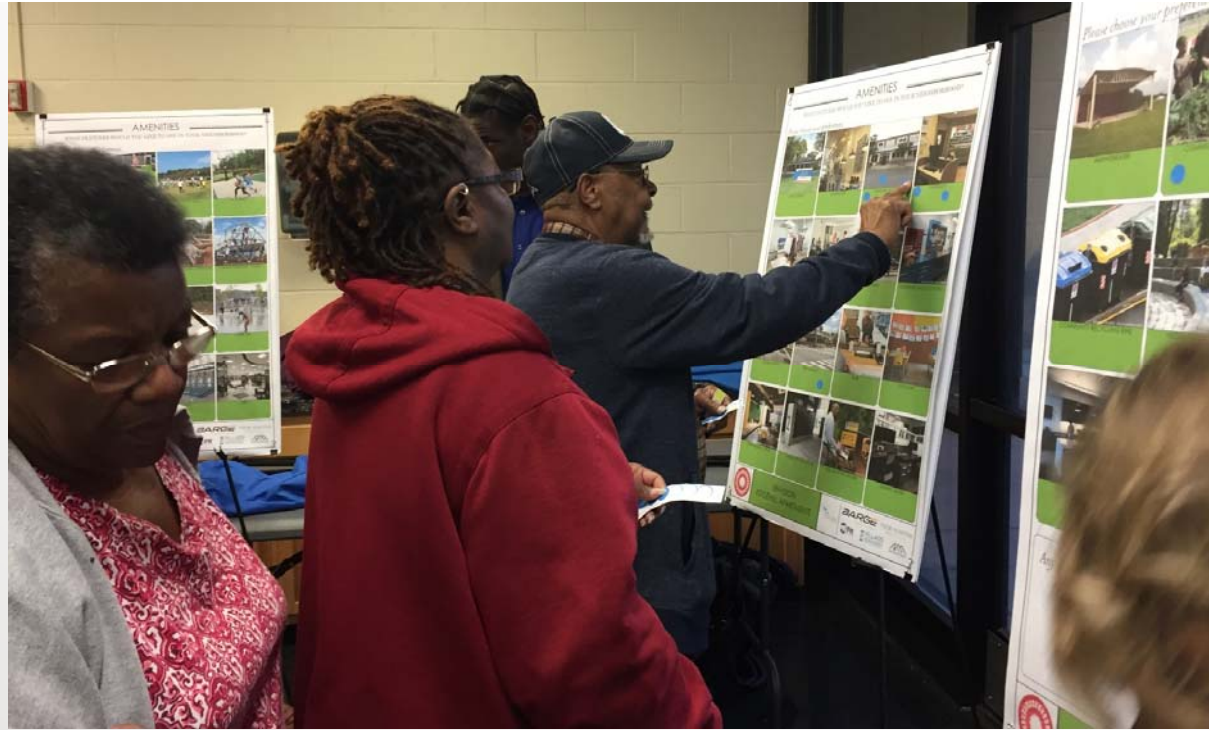
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Buildings

Amenities

Mobility

Your Vision



# Buildings

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## Style

<b>Traditional</b>	<b>39</b>
<b>Transitional</b>	<b>14</b>
<b>Contemporary</b>	<b>13</b>

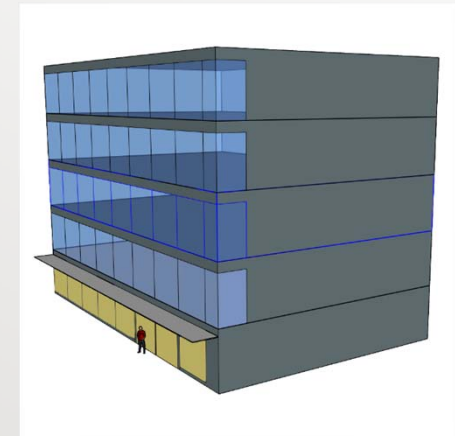
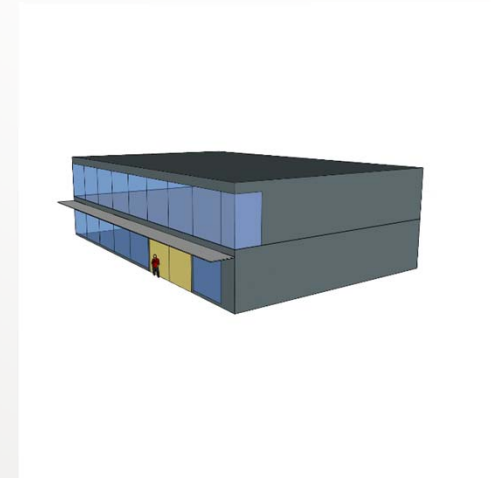


# Buildings

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## Scale & Typologies

<b>2-3 Stories Residential</b>	53
<b>2-6 Stories Mixed-Use</b>	36
<b>3-6 Stories Residential</b>	19
<b>7+ Stories Mixed-Use</b>	10



# Top 5 Amenities

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## Land Use

**Grocery Store**

**Farmers Market**

**Large Library**

**Restaurants**

**Day Care**

## Park Facility

**Playground**

**Basketball**

**Community Gardens**

**Multi-purpose Field**

**Gym**

# Top 5 Mobility

<b>Bus Shelter</b>	26
<b>Slower Automobile Speed</b>	25
<b>Midblock Crossing</b>	23
<b>Street Trees</b>	21
<b>Decorative Crosswalk</b>	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

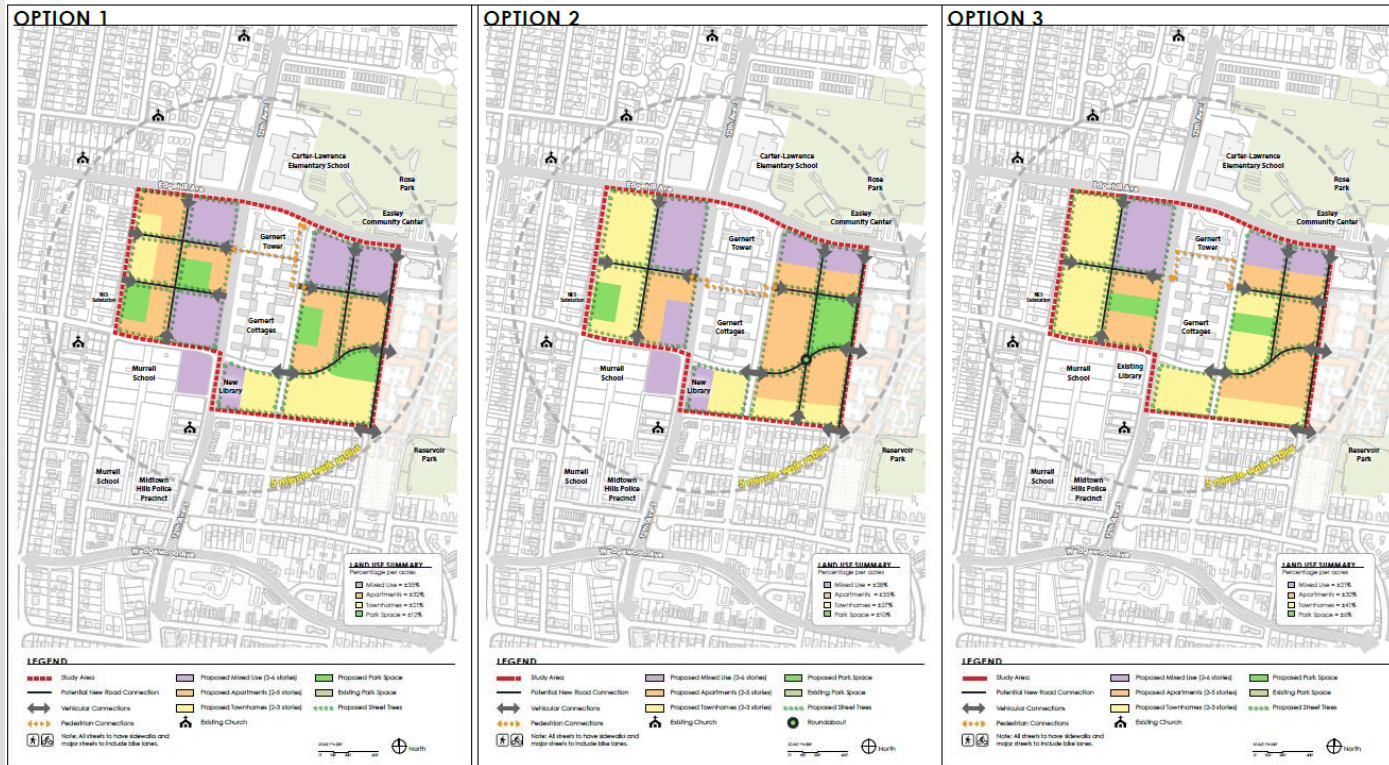


# Common Themes

- The library needs to be included in the plan.
- Potential for the library to be reimagined as a mixed use building - with residential units on upper floors.
- Civic Spaces should be added – job training, computer labs, social services and entrepreneurial center.
- Meaningful open space is equitably distributed across the site.



# Concept Plan Selection



ENVISION  
EDGEHILL APARTMENTS  
June 2018



# Concept Plan Preference Grading Opportunities

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**Bless Fest  
June 23, 2018**



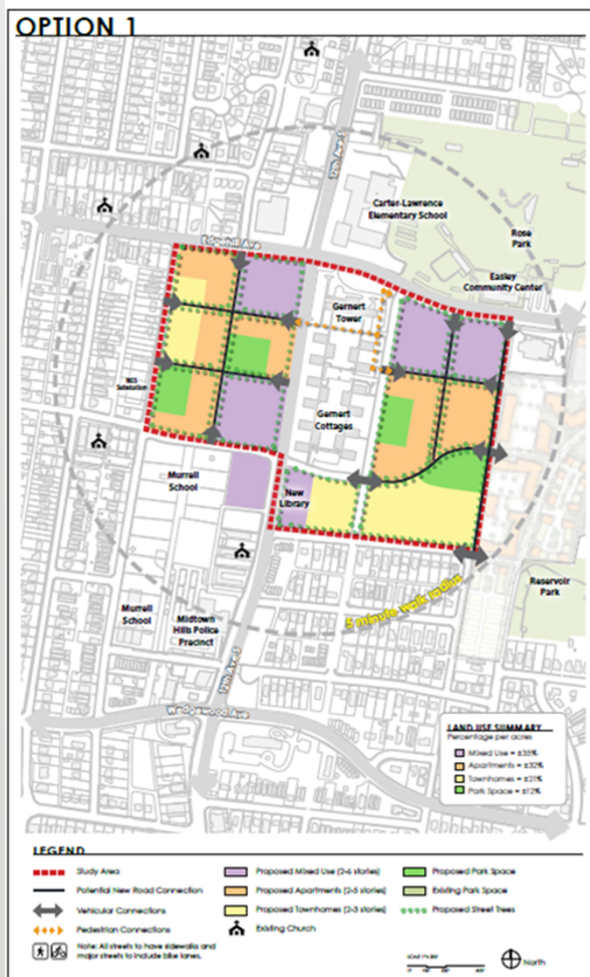
**Gernert and Edgehill  
Offices  
July 2,3 and 5, 2018**



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



# 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

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**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."*

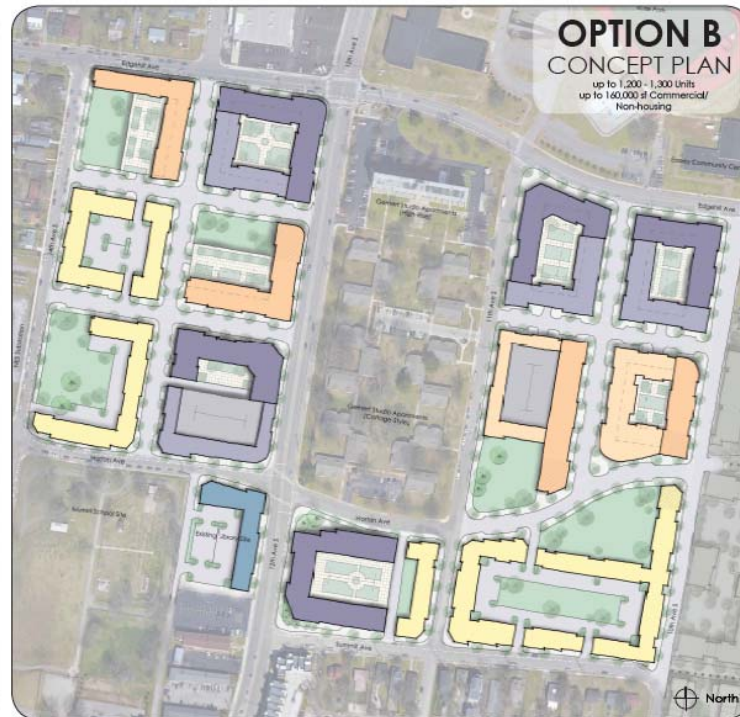
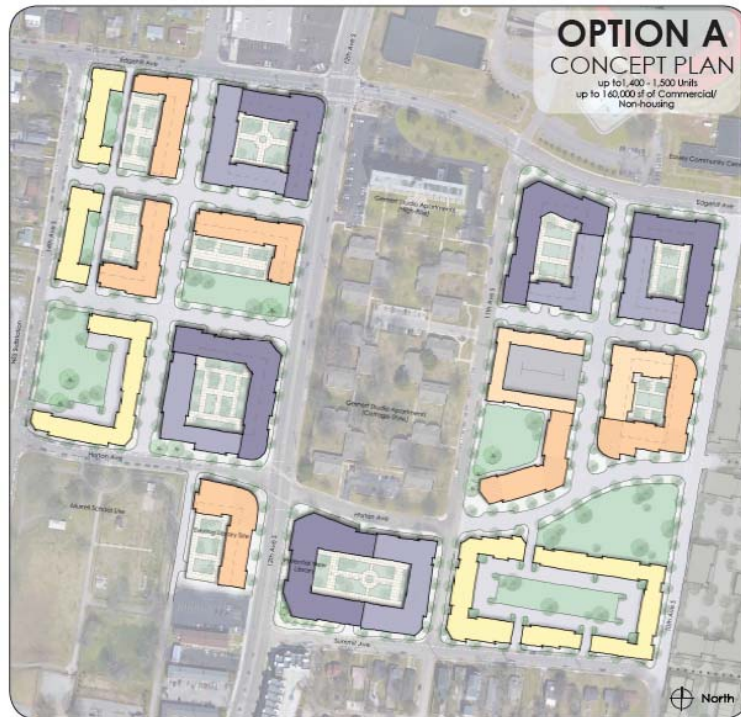
# Final Concept Alternatives

**Midtown Hills Police Precinct, August 22, 2018**  
**Gernert and Edgehill Offices, September 4 and 5, 2018**


















# Final Concept Alternatives

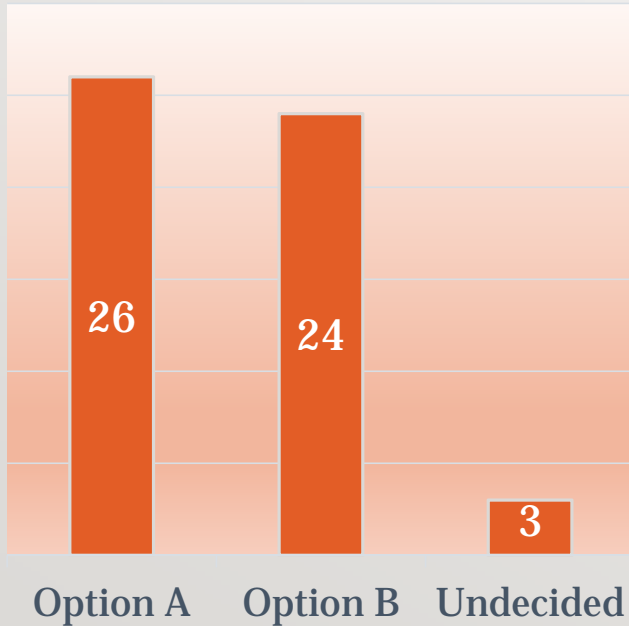


**LEGEND**

<p>Proposed Mixed Use (4-6 stories) Commercial/Office on ground floor with residential above</p> 	<p>Proposed Stacked-Plats with limited mixed use on the ground floor (3-5 stories)</p> 	<p>Proposed Townhomes (2-3 stories)</p> 	<p>Proposed Library</p> 	<p>Beveled Courtyard</p> 	<p>Proposed Green Space</p> 
<p>Proposed Mixed Use (4-6 stories) Commercial/Office on some of the ground floor with residential above</p> 	<p>Proposed Stacked-Plats (3-5 stories)</p> 		<p>Parking Garage</p> 	<p>Parking Garage Below</p> 	<p>Existing Trees</p>  <p>Proposed Trees</p> 

# Final Concept Feedback

Votes



## ***Option A comments:***

*Library*

*More Apartments*

*More room; more  
options; more space*

*More patios*

*All in one, everything  
together; less walking*

## ***Option B comments:***

*Don't like tall buildings*

*Like townhomes*

*Less people, less  
problems*

*Fear of fire*

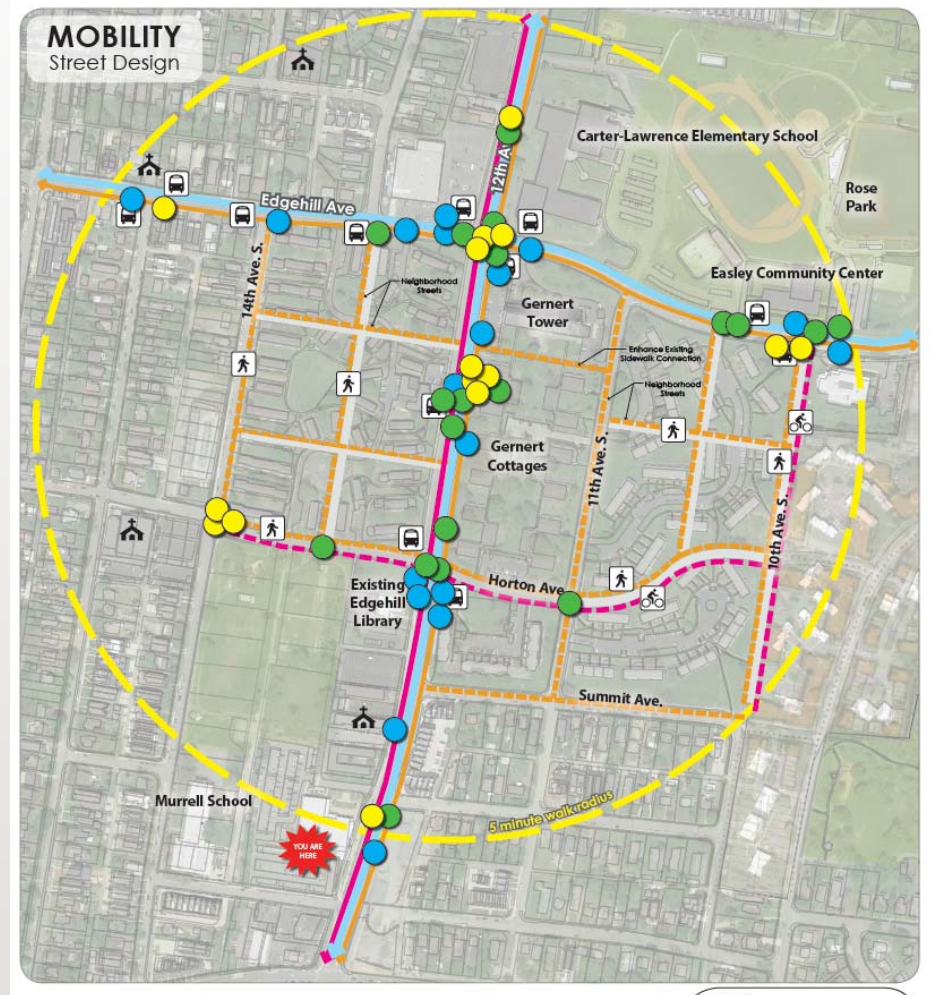
*Open parking – no  
garages (safety)*

# Mobility

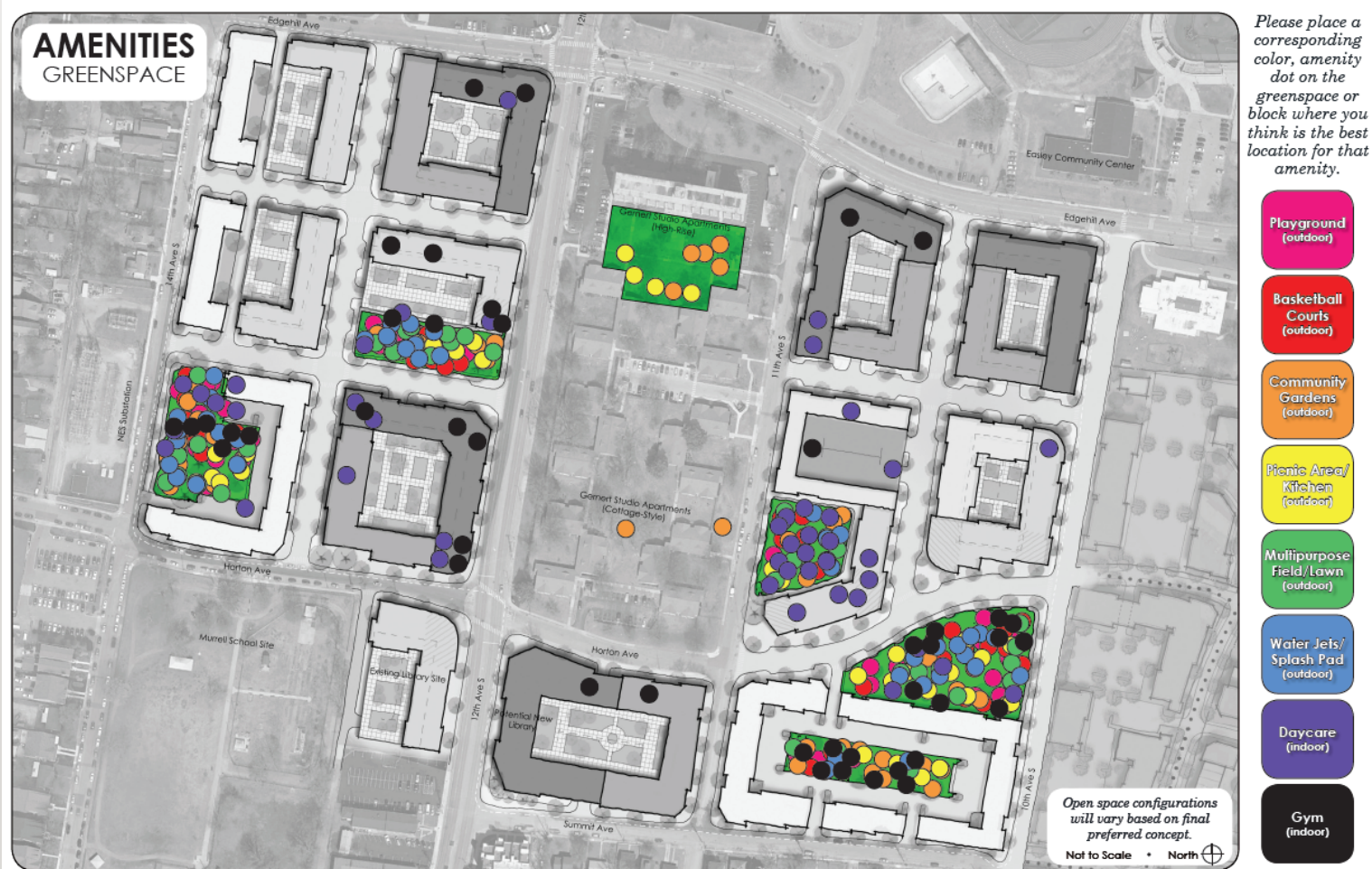
Please place a **BLUE** dot on where you want a sheltered bus stop in the future. 

Please place a **YELLOW** dot on where you cross the street now. 

Please place a **GREEN** dot on where you want to cross in the future. 



# Amenity Locations



# Playground Locations



# Basketball Court Locations



Please place a corresponding color, amenity dot on the greenspace or block where you think is the best location for that amenity.

- Playground (outdoor)
- Basketball Courts (outdoor)
- Community Gardens (outdoor)
- Picnic Area/ Kitchen (outdoor)
- Multipurpose Field/Lawn (outdoor)
- Water Jets/ Splash Pad (outdoor)
- Daycare (indoor)
- Gym (indoor)



# Picnic Area/Outdoor Kitchen



Please place a corresponding color, amenity dot on the greenspace or block where you think is the best location for that amenity.

- Playground (outdoor)
- Basketball Courts (outdoor)
- Community Gardens (outdoor)
- Picnic Area/Kitchen (outdoor)
- Multipurpose Field/Lawn (outdoor)
- Water Jets/Splash Pad (outdoor)
- Daycare (indoor)
- Gym (indoor)



# Multipurpose Field/Lawn



Please place a corresponding color, amenity dot on the greenspace or block where you think is the best location for that amenity.

Playground  
(outdoor)

Basketball Courts  
(outdoor)

Community Gardens  
(outdoor)

Picnic Area/  
Kitchen  
(outdoor)

Multipurpose Field/Lawn  
(outdoor)

Water Jets/  
Splash Pad  
(outdoor)

Daycare  
(indoor)

Gym  
(indoor)

# Water Jets/Splash Pad



Please place a corresponding color, amenity dot on the greenspace or block where you think is the best location for that amenity.

- Playground (outdoor)
- Basketball Courts (outdoor)
- Community Gardens (outdoor)
- Picnic Area/Kitchen (outdoor)
- Multipurpose Field/Lawn (outdoor)
- Water Jets/Splash Pad (outdoor)
- Daycare (indoor)
- Gym (indoor)

# Daycare



Please place a corresponding color, amenity dot on the greenspace or block where you think is the best location for that amenity.

- Playground (outdoor)
- Basketball Courts (outdoor)
- Community Gardens (outdoor)
- Picnic Area/ Kitchen (outdoor)
- Multipurpose Field/Lawn (outdoor)
- Water Jets/ Splash Pad (outdoor)
- Daycare (indoor)
- Gym (indoor)

# Gym

**AMENITIES**  
 GREENSPACE

Please place a corresponding color, amenity dot on the greenspace or block where you think is the best location for that amenity.

Playground  
(outdoor)

Basketball Courts  
(outdoor)

Community Gardens  
(outdoor)

Picnic Area/  
Kitchen  
(outdoor)

Multipurpose Field/Lawn  
(outdoor)

Water Jets/  
Splash Pad  
(outdoor)

Daycare  
(indoor)

Gym  
(indoor)

Open space configurations will vary based on final preferred concept.  
 Not to Scale • North

# Upcoming Dates

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## October

- Open Streets Nashville, Sunday, October 7<sup>th</sup>, 2 to 6 p.m.
- People Work Group, October 8<sup>th</sup>, 2 to 3:30 p.m., Gernert
- Joint Housing and Neighborhood Working Session, October 10<sup>th</sup>, 2 to 3:30 p.m., Gernert

# HAVE FOLLOW-UP QUESTIONS OR COMMENTS?

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