

Envision Edgehill Apartments

February 21, 2019, Town Hall



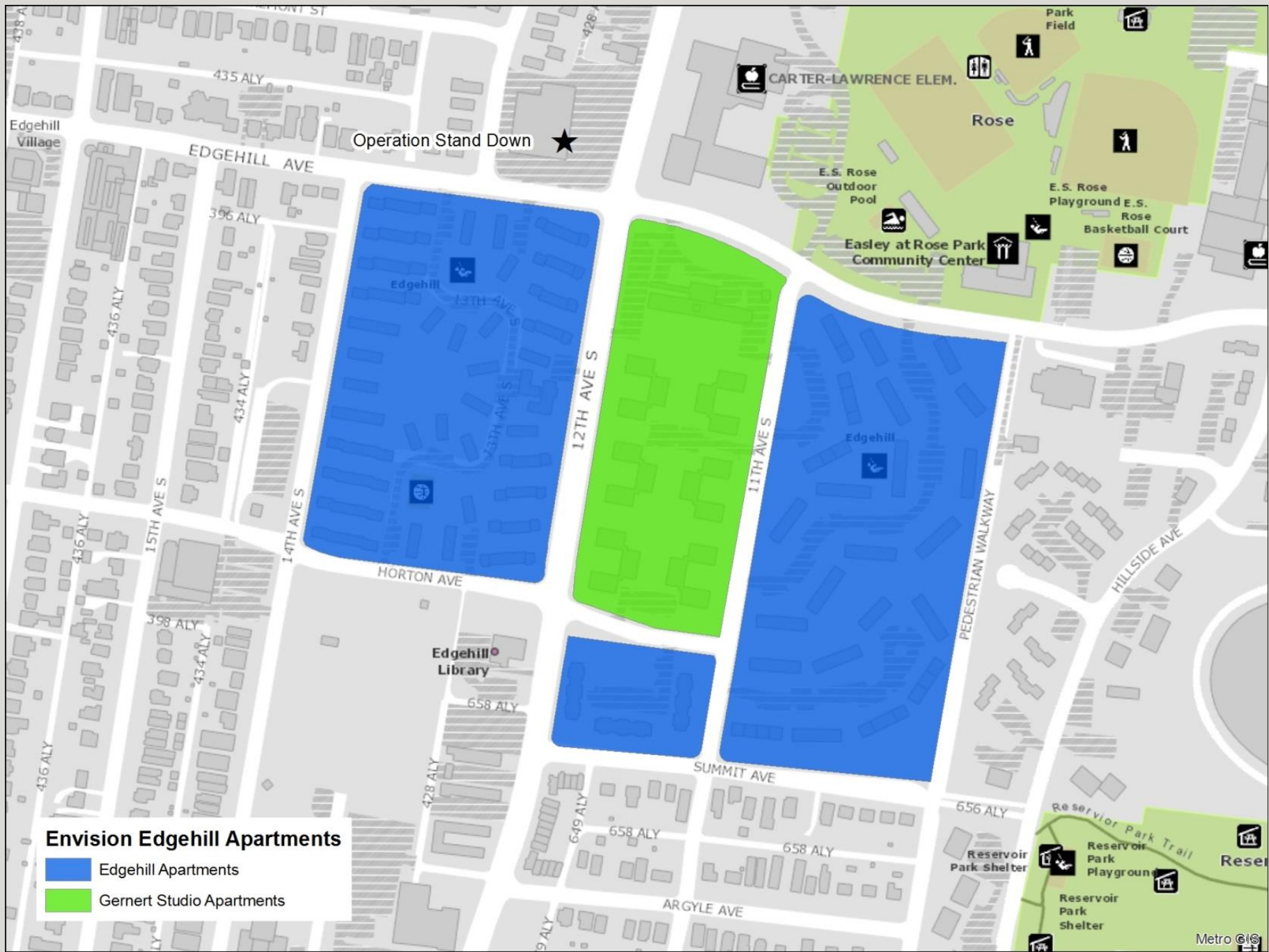
Agenda

- Welcome and Introductions
- Executive Director Comments
- Plan Overview
- Next Steps

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



Process Timeline

Winter
2018



Spring
2018



Summer
2018



Fall
2018



Winter
2019



Existing
Condition
Assessment



Market
Assessment
Analysis



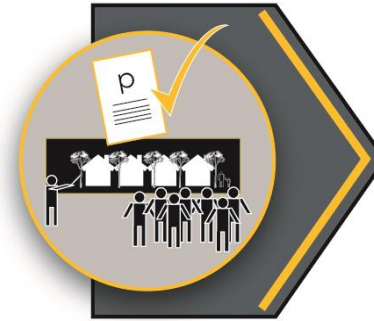
Envisioning the
Future
Neighborhood



Concept
Development



Final Concept
Development



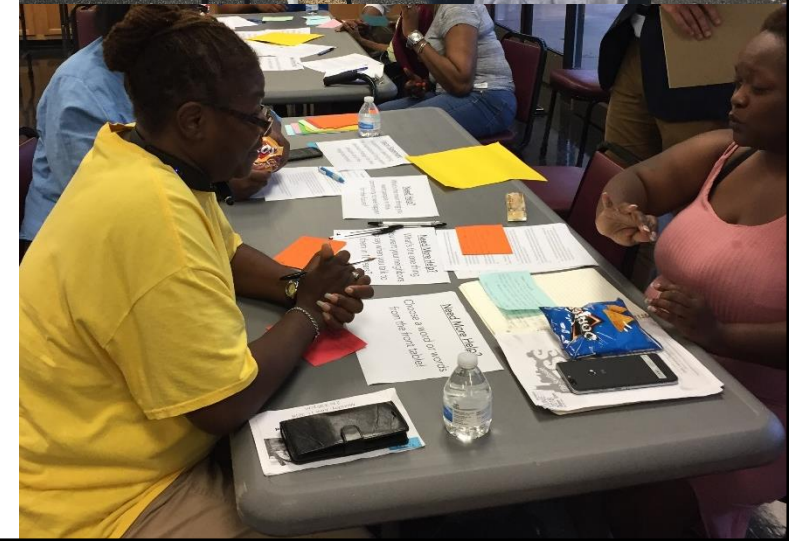
Creating &
Adopting the
Final Plan

1,800+ PARTICIPANTS

20 Months

52 Opportunities to Shape the Masterplan

- 312 NEEDS ASSESSMENT SURVEYS
- 8 COMMUNITY ADVISORY GROUP MEETINGS
- 8 RESIDENT-ONLY MEETINGS
- 8 TOWN HALL MEETINGS
- 8 PEOPLE WORK GROUPS
- 11 NEIGHBORHOOD AND HOUSING WORK GROUPS
- 9 COMMUNITY ENGAGEMENT EVENTS



ENVISION EDGEHILL APARTMENTS TIMELINE

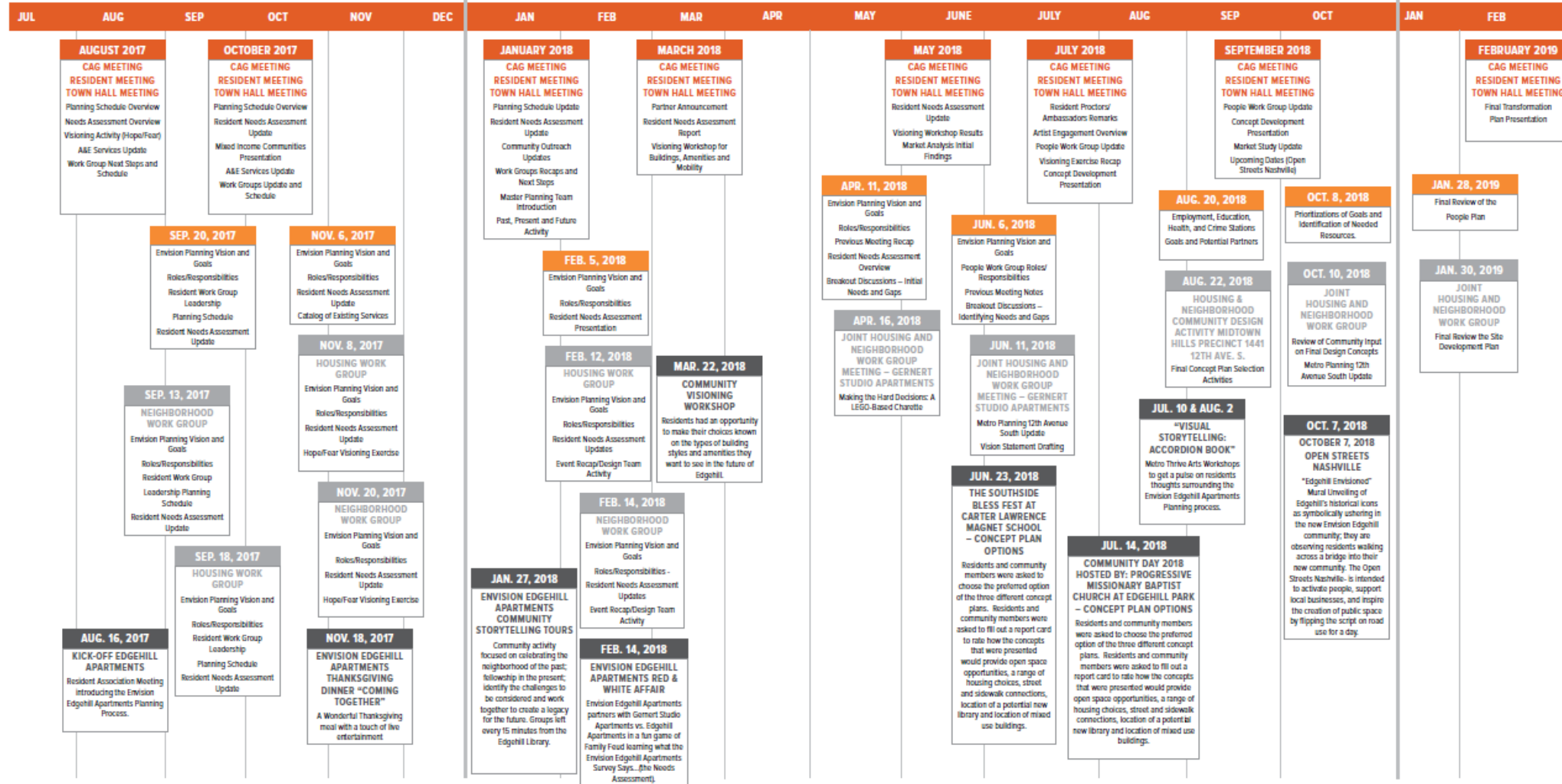
● **COMMUNITY ADVISORY GROUP, RESIDENT-ONLY MEETINGS, TOWN HALL MEETINGS**
Resident Only Meetings occurred on Tuesdays and the CAG and Town Hall followed on Thursdays

● **PEOPLE WORK GROUP**
● **NEIGHBORHOOD WORK GROUP, HOUSING WORK GROUP**
● **COMMUNITY ENGAGEMENT EVENTS**

2017

2018

2019



Vision Statement

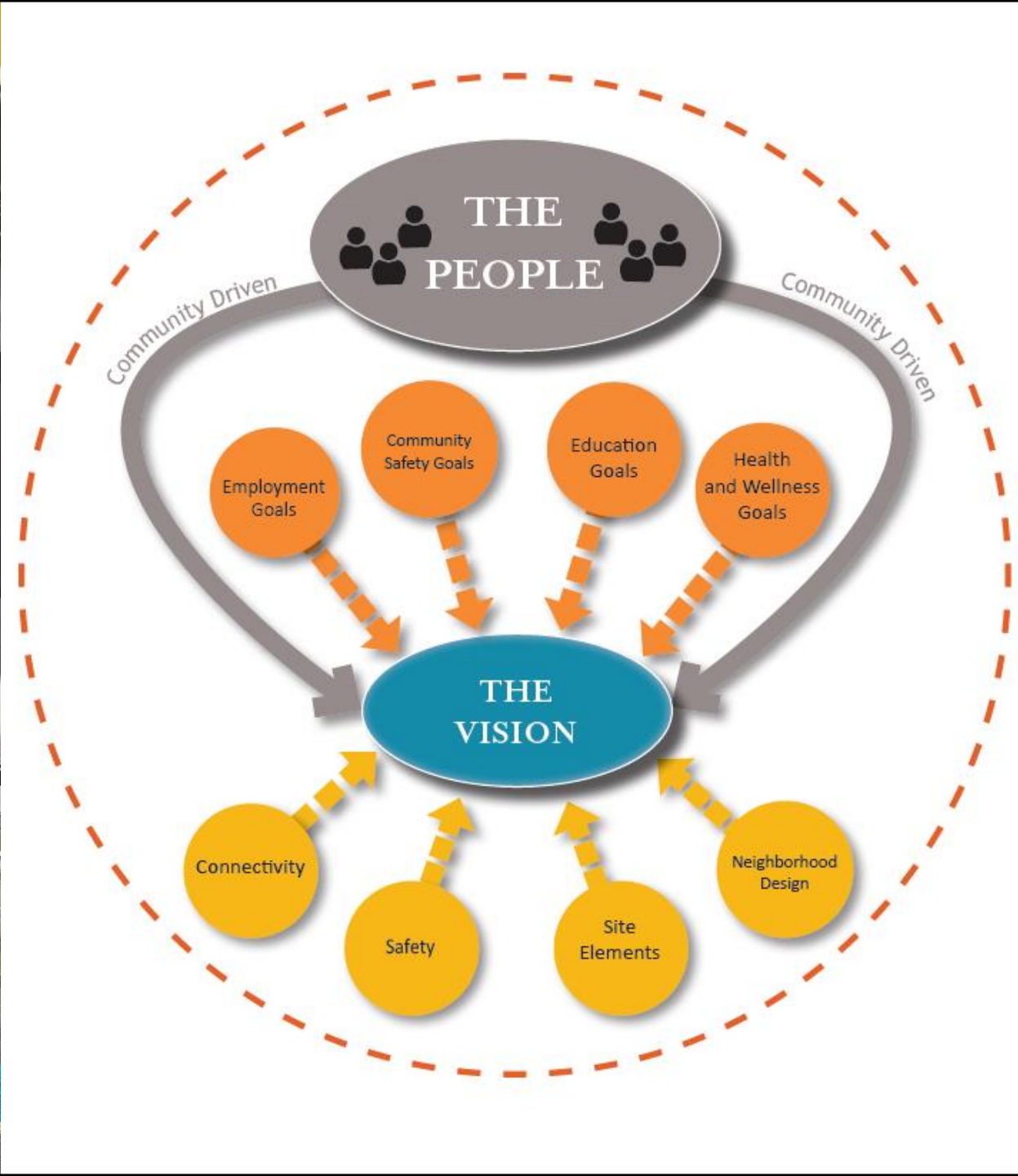


Edgehill Apartments is vibrant and sustainable; and ensures that while the neighborhood experiences growth, so do all neighbors through access to opportunities that lead to a healthy, connected, and safe community.

Plan Goals



- *Strong neighborhood identity that honors the past while moving into the future.*
- *Enhanced quality of life for all neighbors.*
- *Design compatibility with the surrounding community while maintaining Edgehill's uniqueness.*
- *A neighborhood celebrated for its diversity.*
- *A safe environment.*
- *Access to greater opportunities that can be sustained by residents.*



People Plan | Economic Self-Sufficiency

Goals

- Households are stable and self-sufficient
- Access to living wages jobs
- Barriers to employment addressed through existing and new programs

Strategies

1. Establish a one-stop shop to locally house services that provide a pathway to success for education, development, and employment
 - a. Establish a One-Stop Shop
 - b. Partner with service providers to offer job readiness training for general employment and for job created by Envision Edgehill Apartments implementation
 - c. Establish a entrepreneurship training program
2. Establish a Consortium of service providers serving the community
 - a. Conduct a census of providers
 - b. Develop a coordinated communications strategy
 - c. Establish a process to facilitate referrals between Consortium partners

People Plan | Community Safety

Goals

- Residents feel safe within their neighborhood
- Residents and local law enforcement have positive a partnership
- Public safety is a community-focused, resident-led collaboration

Strategies

1. Build a comprehensive Community Safety Initiative
 - a. Establish intentional community policing opportunities
 - b. Incorporate Defensible Design Principles within community design guidelines
 - c. Expand youth programing opportunities
 - d. Partner with neighborhood and resident associations to establish a program on rights and responsibilities related to lease agreements

People Plan | Community Health & Wellness

Goals

- People have access to resources that support their physical and mental health
- Healthy food options are easily accessible to residents
- Neighborhood design and amenities support healthy living

Strategies

1. Seek public-private partnerships and development opportunities to address community health and wellness
 - a. Partner with existing healthcare providers to expand capacity for direct service in the community
 - b. Support the growth of existing the community-based urban garden and explore complementary alternative food access strategies
 - c. Establish a full-service grocery store within the community
 - d. Establish a healthy living educational campaign targeting youth and adults
 - e. Incorporate design elements within the development plan that will promote healthy and safe living

People Plan | Education & Training

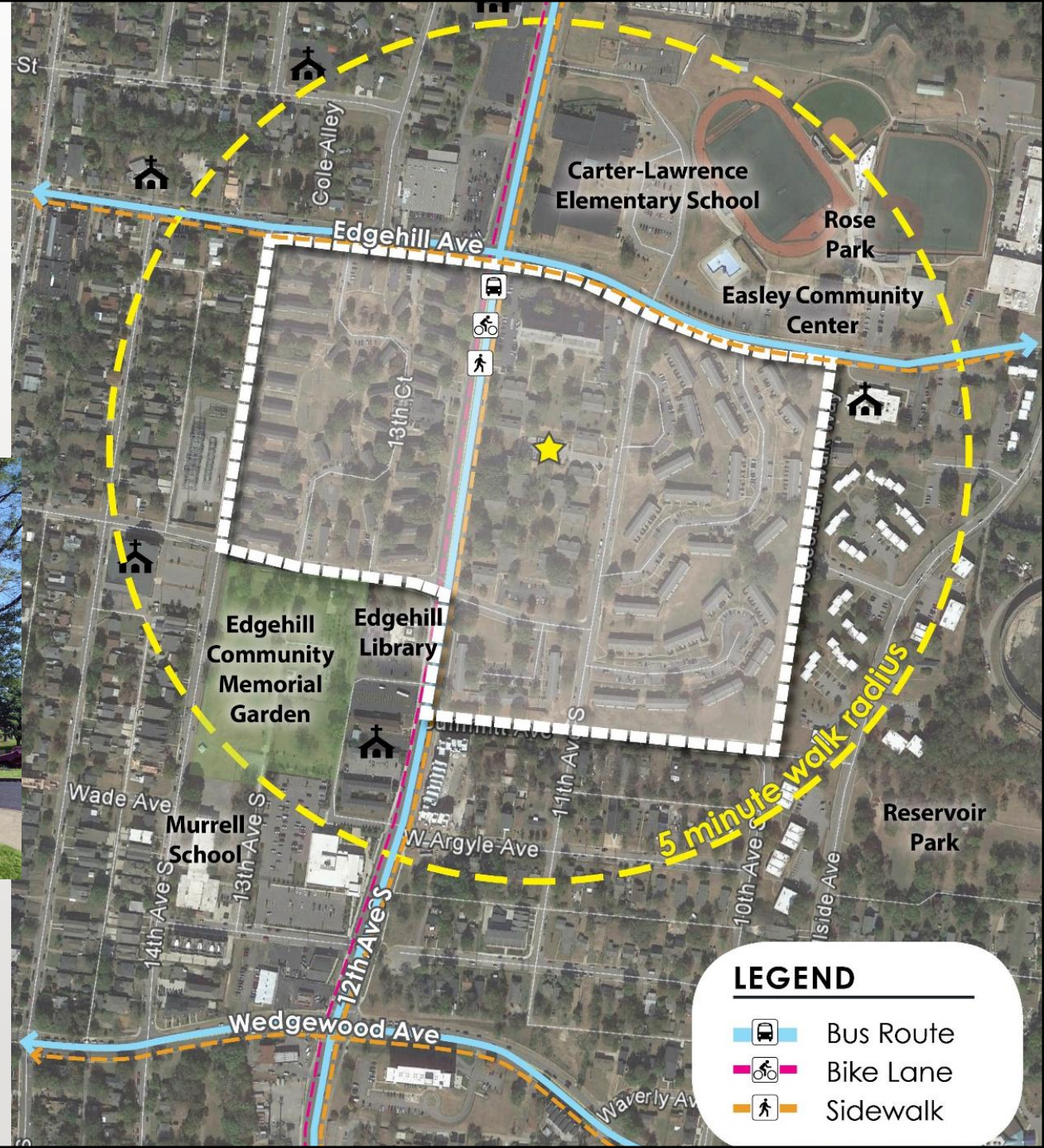
Goals

- Children ages 0-5 have access to comprehensive early learning
- Children 5-18 have access to out of school and enrichment programming
- Adults have access to programs that support their personal development

Strategies

1. Increase quality and access of early education programming
 - a. Annual survey to gauge current and projected capacity of current providers
 - b. Partner with local institutions to offer early education at existing facilities
 - c. Establish an in-home childcare training program
 - d. Build a new early learning center
2. Expand after school and summer programming
 - a. Partner with local institutions/providers to expand at existing facilities
 - b. Attract new youth program providers that complement existing programs
3. Expand programming that supports adult learning
 - a. Expand digital literacy training and expand access to affordable internet access
 - b. Partner with service providers to offer job readiness training for general employment and for job created by Envision Edgehill Apartments implementation
 - c. Establish a higher education and career preparation program

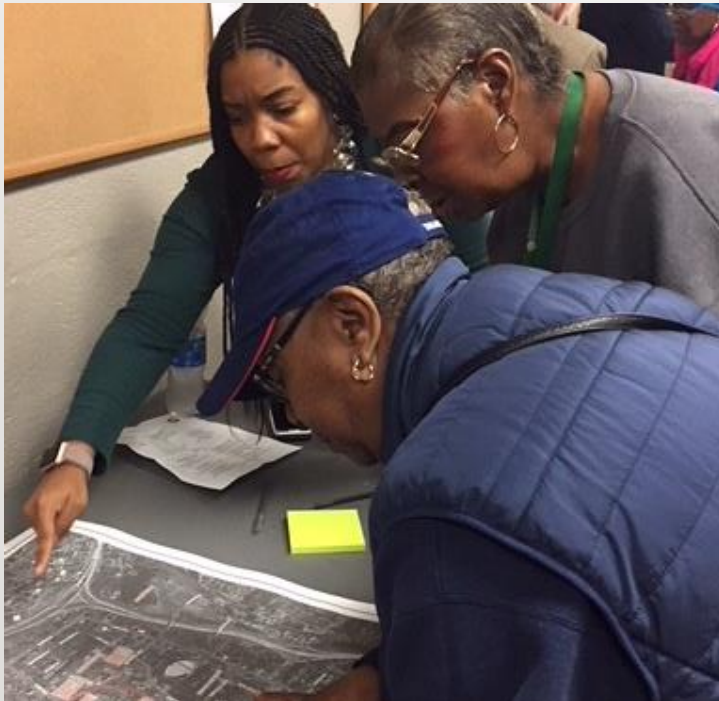
Existing Site



LEGEND

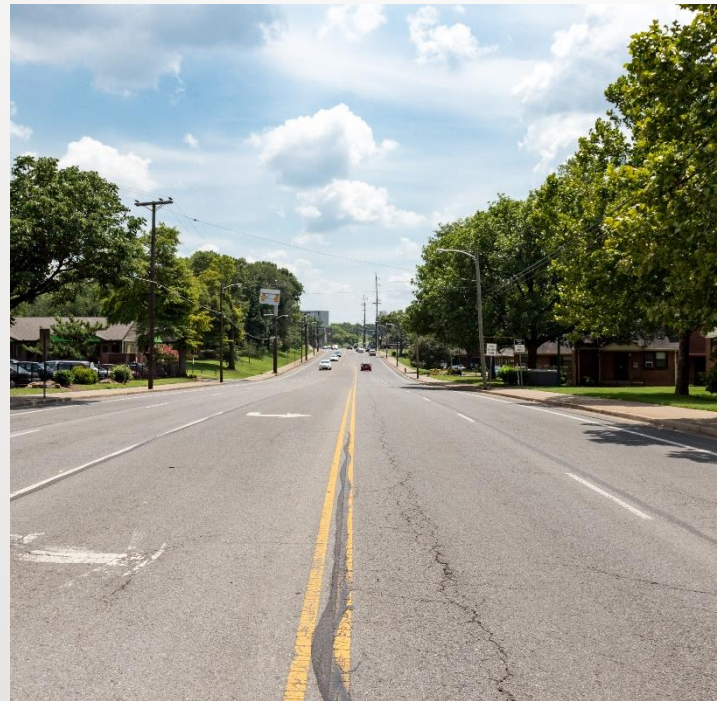
-  Bus Route
-  Bike Lane
-  Sidewalk

Past



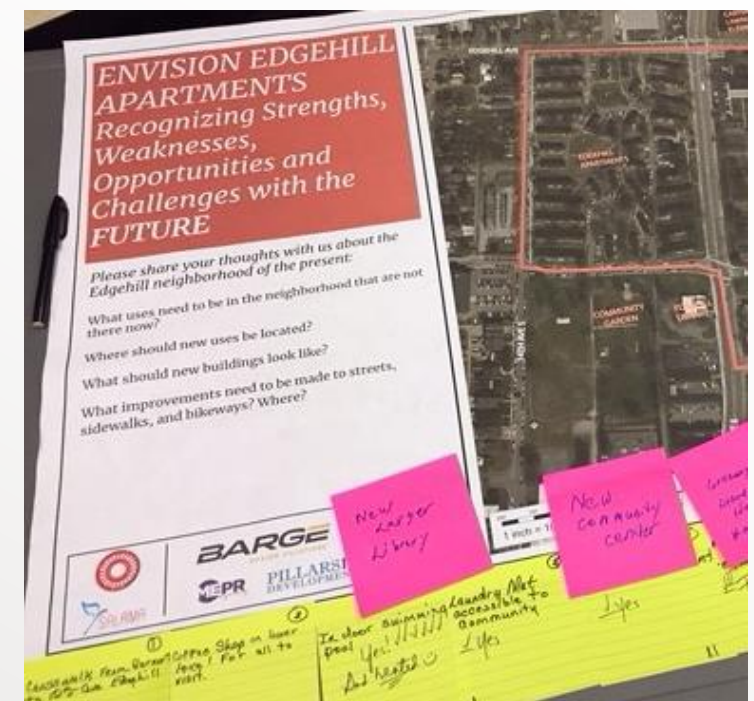
We could walk to grocery stores, hardware stores, bakery, pharmacies, and in later years White Way Laundry.

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.

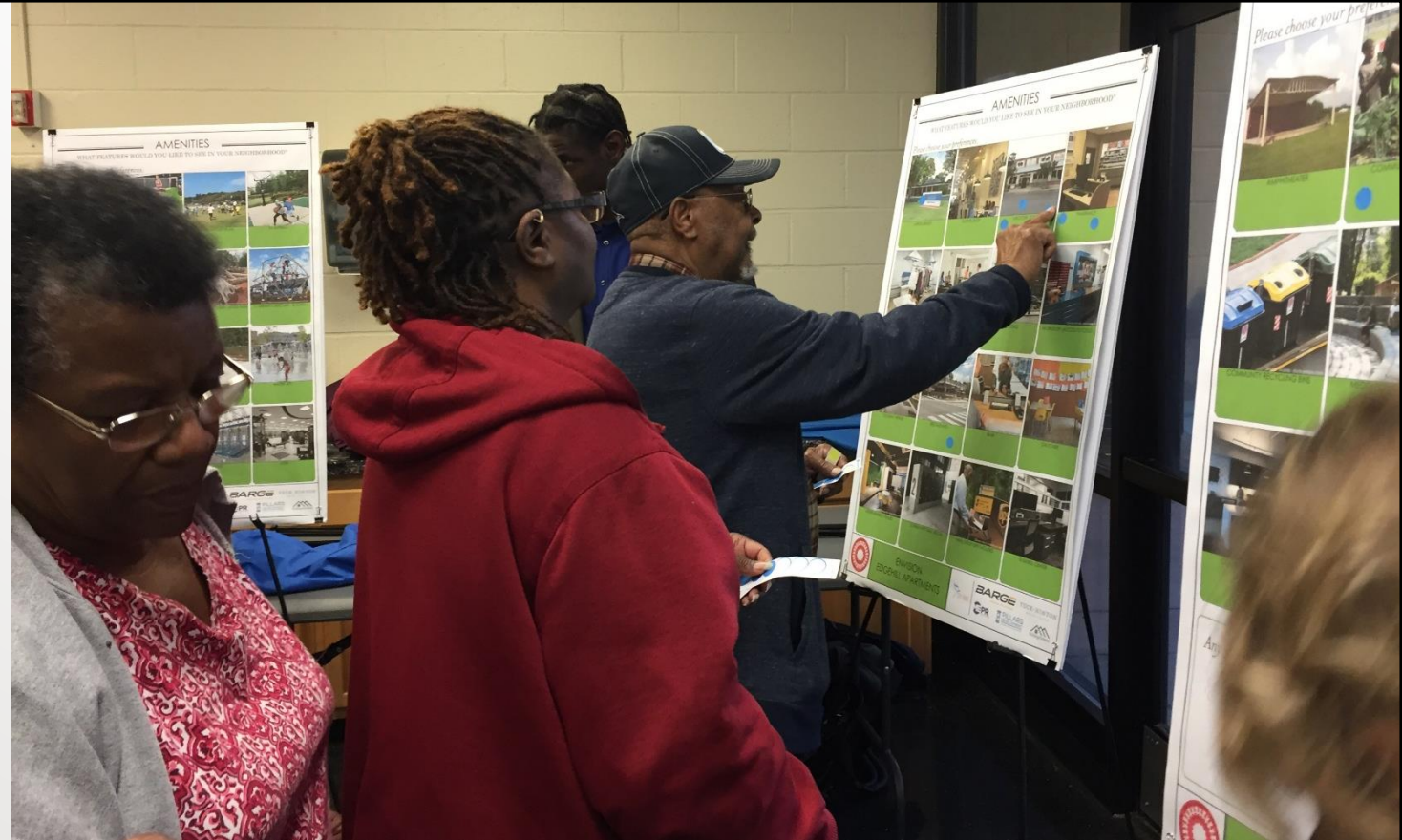
Visioning Workshop

Buildings

Amenities

Mobility

Your Vision



Buildings

Style

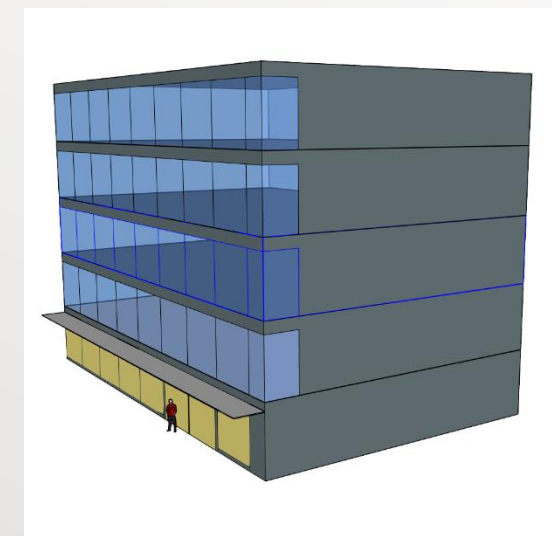
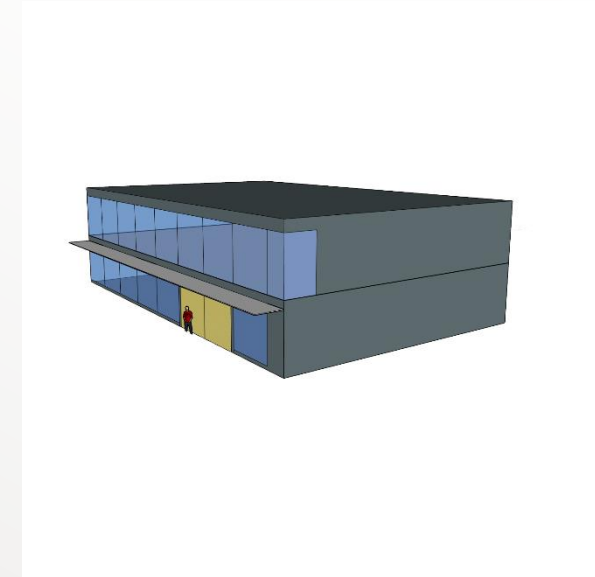
Traditional	39
Transitional	14
Contemporary	13



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

Non-Residential Uses

Grocery Store

Farmers Market

Large Library

Restaurants

Day Care

Recreational 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



Market Assessment - Residential

Amenities driven by market demand and will be provided to all units

- Balconies
- Exercise rooms
- Clubhouse rooms
- Washer and dryer connections in unit
- Taller floor to ceiling heights
- More windows and natural light



Building Typologies

2-3 Story Townhomes or Flats

- Primarily located adjacent to surrounding neighborhood streets
- Units access from a private exterior entrance
- Mix of multi-level, 1 to 5-bedroom units with full kitchen and living spaces
- Gabled, hip and shed roof forms with dormers
- Stoop and porch elements that engage street
- Regular window openings that reflect daylighting and privacy needs of spaces within



Building Typologies

3-5 Story Apartments

- Primarily located in transitional areas between surrounding neighborhood streets and arterial streets
- Parking located within an internal garage
- Units accessed from an internal corridor connected to shared elevators, stairs, and lobby
- Mix of single level 1 to 5 bedroom units with full kitchen and living spaces
- Shared amenity and office/maintenance spaces
- Stoop and awning elements that engage street – upper floors include balcony elements
- Regular window openings that reflect daylighting and privacy needs of spaces within



Building Typologies

4-6 Story Mixed Use

- Primarily located along arterial streets
- Parking located within an internal garage
- Units accessed from an internal corridor connected to shared elevators, stairs, and lobby
- Mix of single level 1 to 5 bedroom units with full kitchen and living spaces
- Shared amenity and office/maintenance spaces
- Taller first floor storefront frontage with awning elements that engage street – upper floors include balcony elements
- Regular window openings that reflect daylighting and privacy needs of spaces within



Making the Hard Decisions

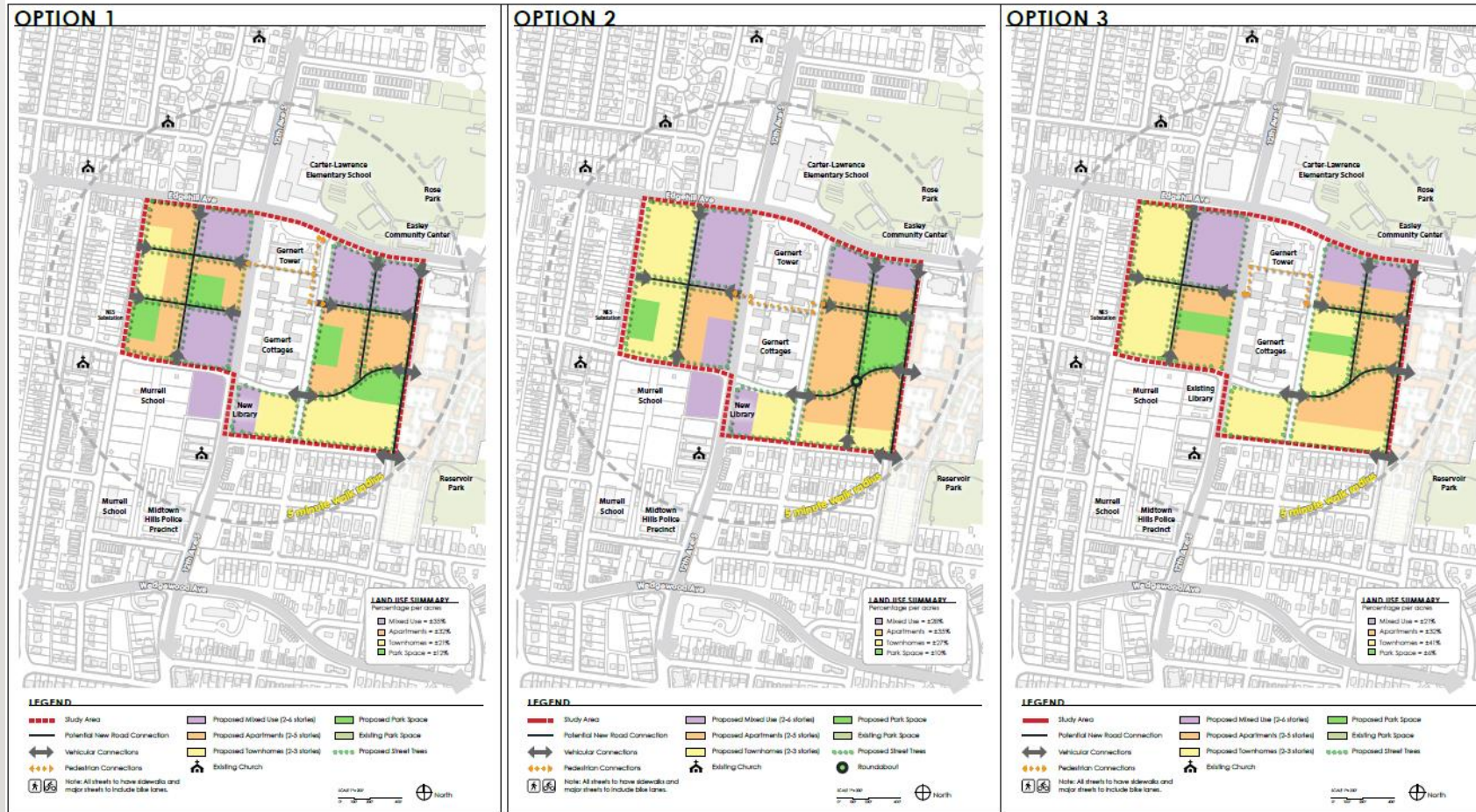
LEGO Charrette



Neighborhood Models



Concept Plan Selection



ENVISION
EDGEHILL APARTMENTS
June 2018



Concept Plan Preference Grading Opportunities

**Bless Fest
June 23, 2018**



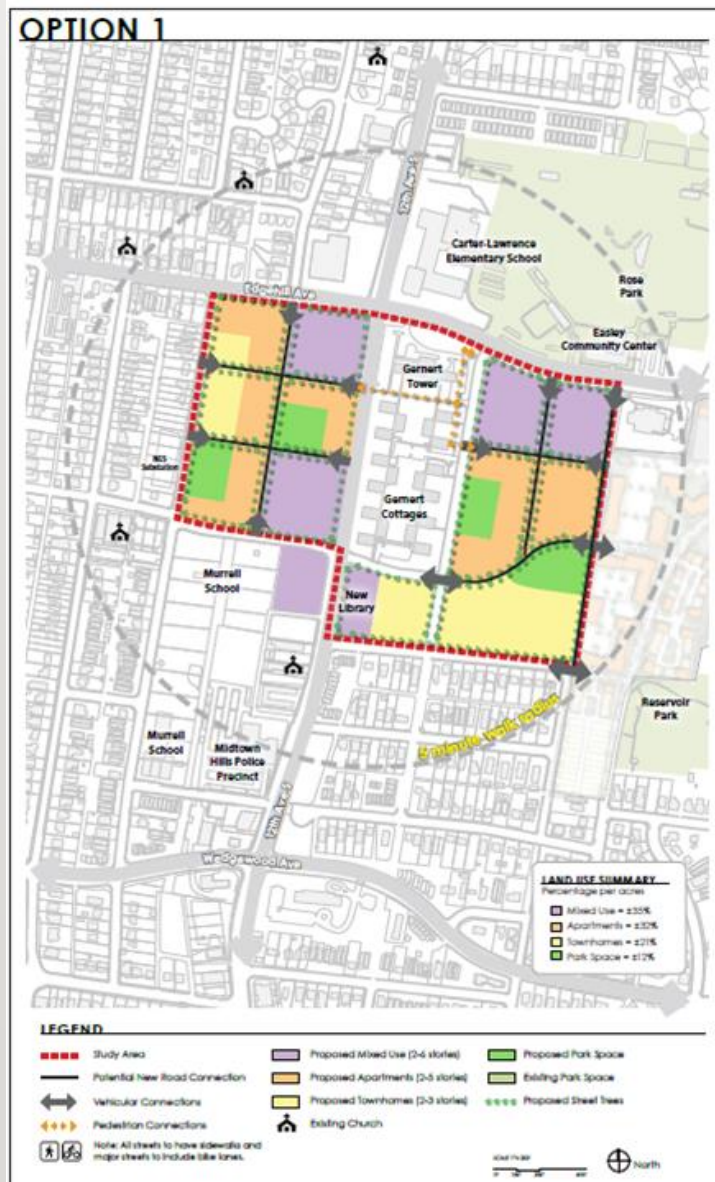
**Gernert and Edgehill
Offices
July 2,3 and 5, 2018**



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



Concept Plan Preferences – Option 1

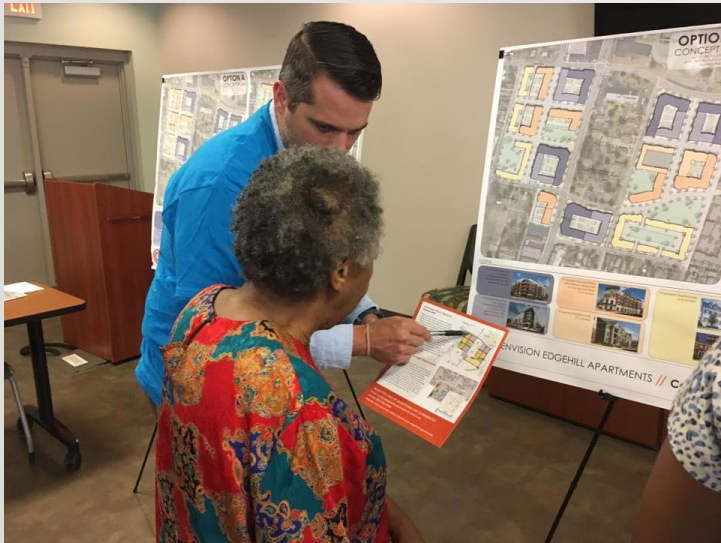


- 66% of people preferred this option

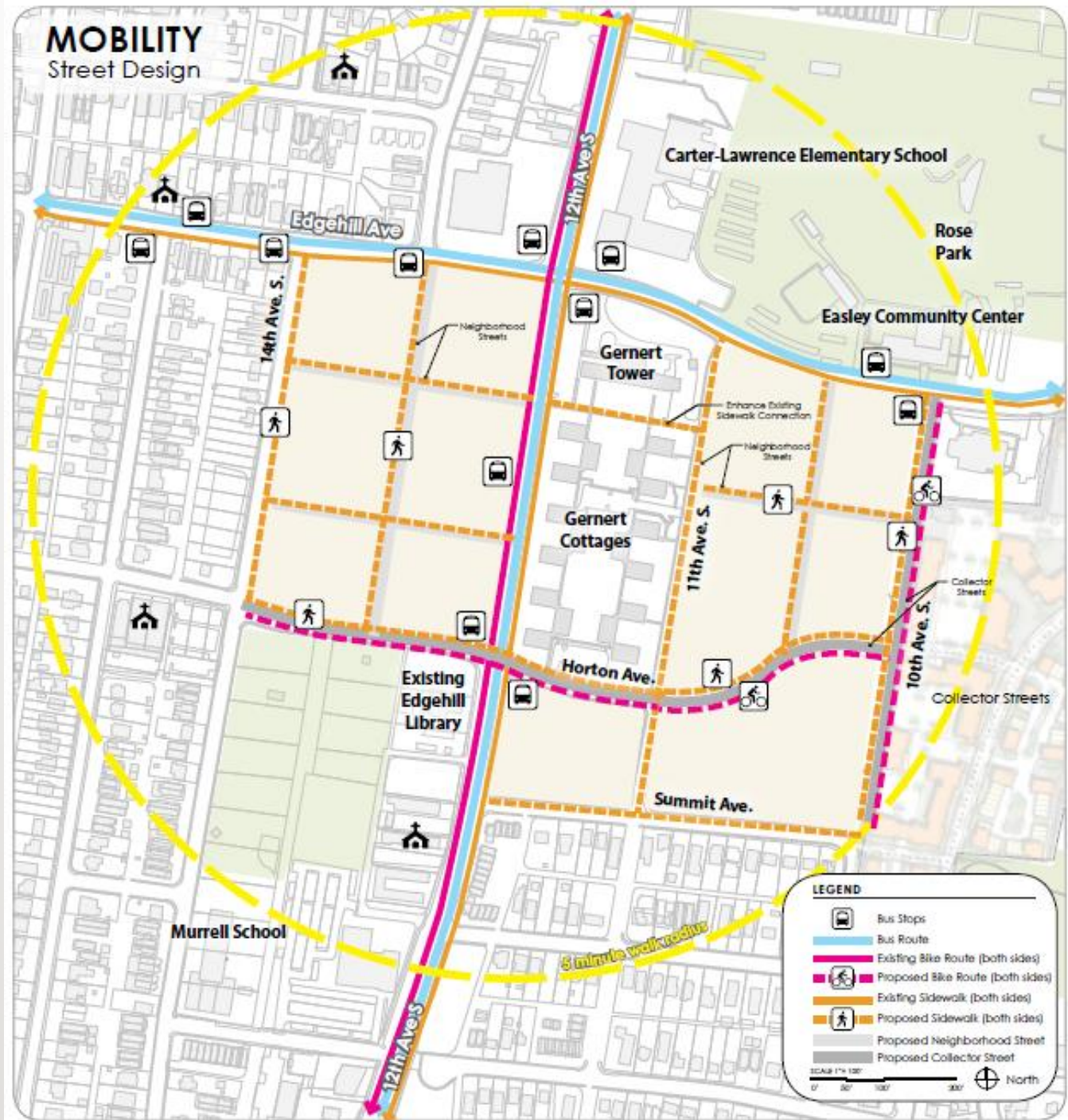
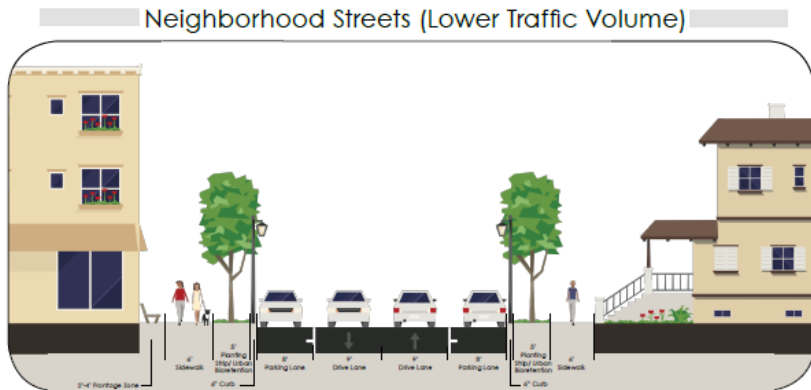
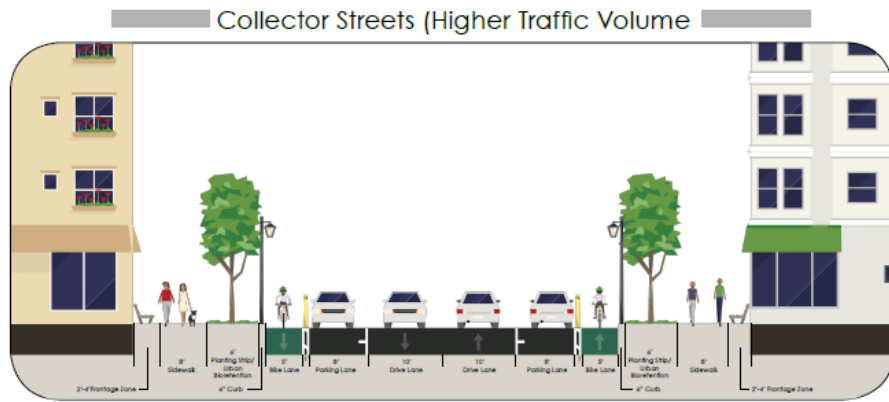
	Most Commonly Cited Reason for Selection
1	Green Spaces
2	Mixed Use
3	Library
4	Housing Choice
5	Connectivity

Final Concept Alternatives

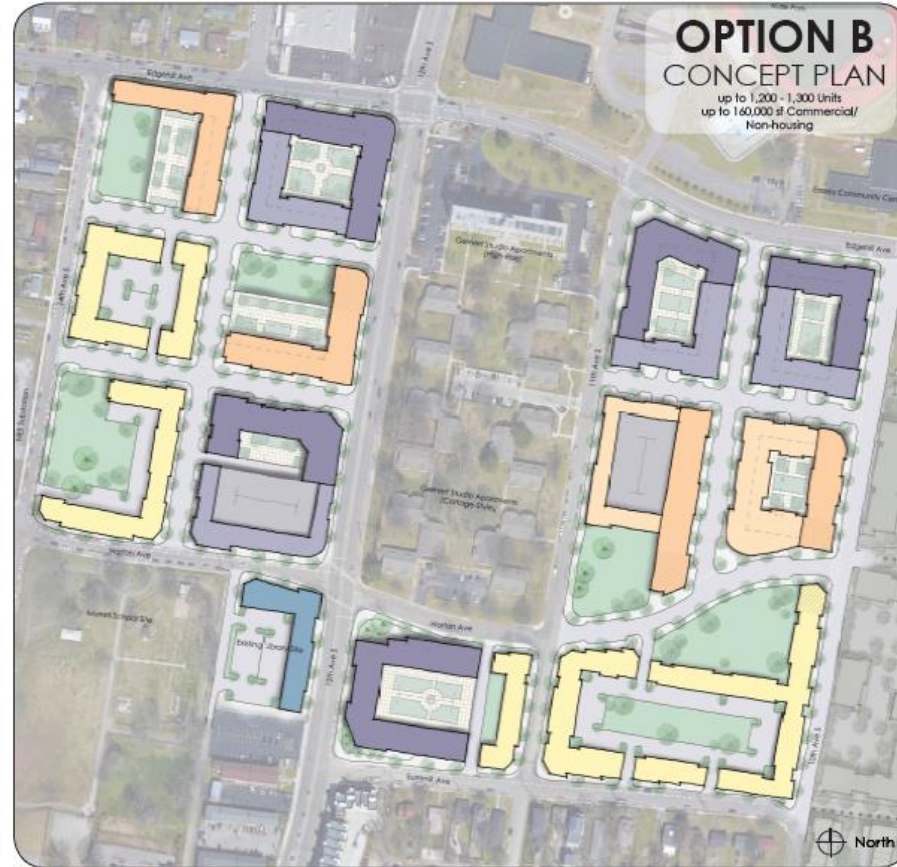
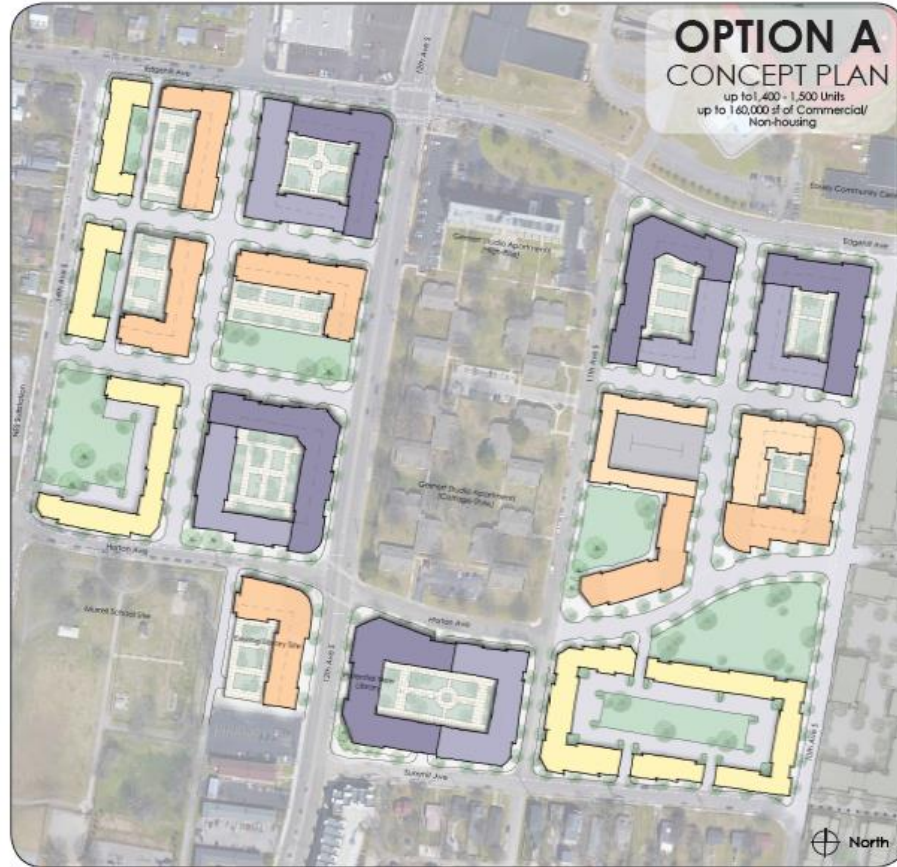
Midtown Hills Police Precinct, August 22, 2018
Gernert and Edgehill Offices, September 4 and 5, 2018



Mobility Plan



Final Concept Alternatives



LEGEND

Proposed Mixed Use (4-6 stories)
Commercial/Office on ground floor with residential above

Proposed Mixed Use (4-6 stories)
Commercial/Office on some of the ground floor with residential above

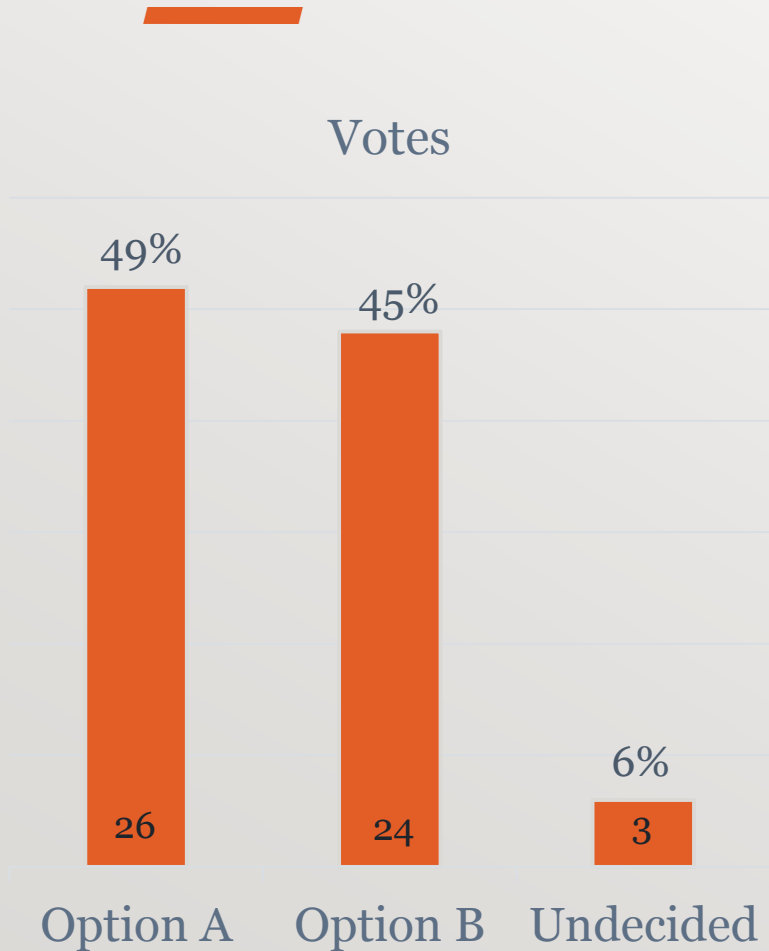
Proposed Stacked-Flats with limited mixed use on the ground floor (3-5 stories)

Proposed Stacked-Flats (3-5 stories)

Proposed Townhomes (2-3 stories)

Proposed Library 	Bevated Courtyard 	Proposed Green Space
Parking Garage 	Parking Garage Below -----	Existing Trees
		Proposed Trees

Final Concept Feedback



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)*

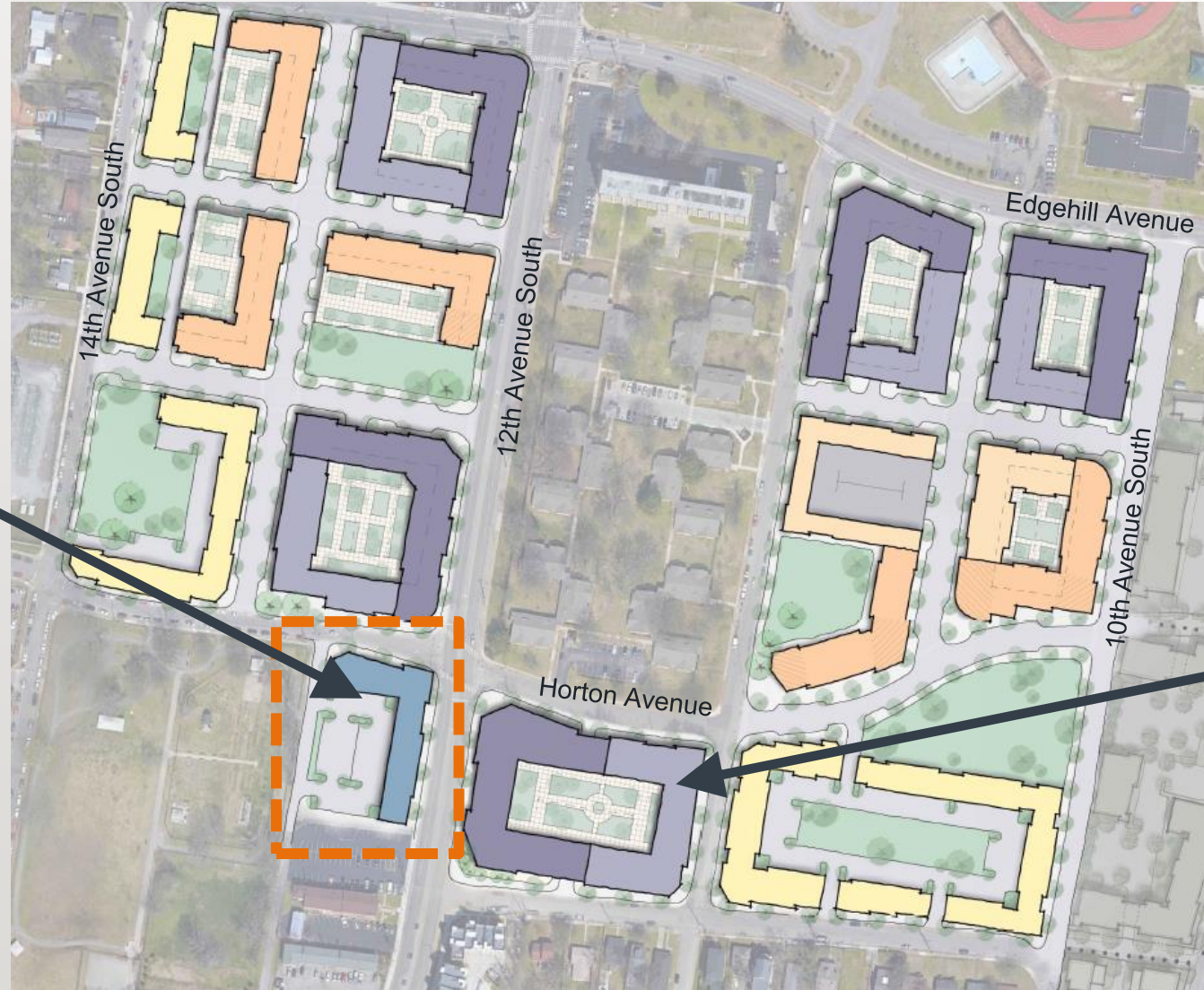
Final Concept Plan

Supports:

- 1,400 - 1,500 Residential Units
- Up to 160,000 sf of Commercial/Non-housing
- Open Space: 12%



Final Concept Plan Alternative – Library Site



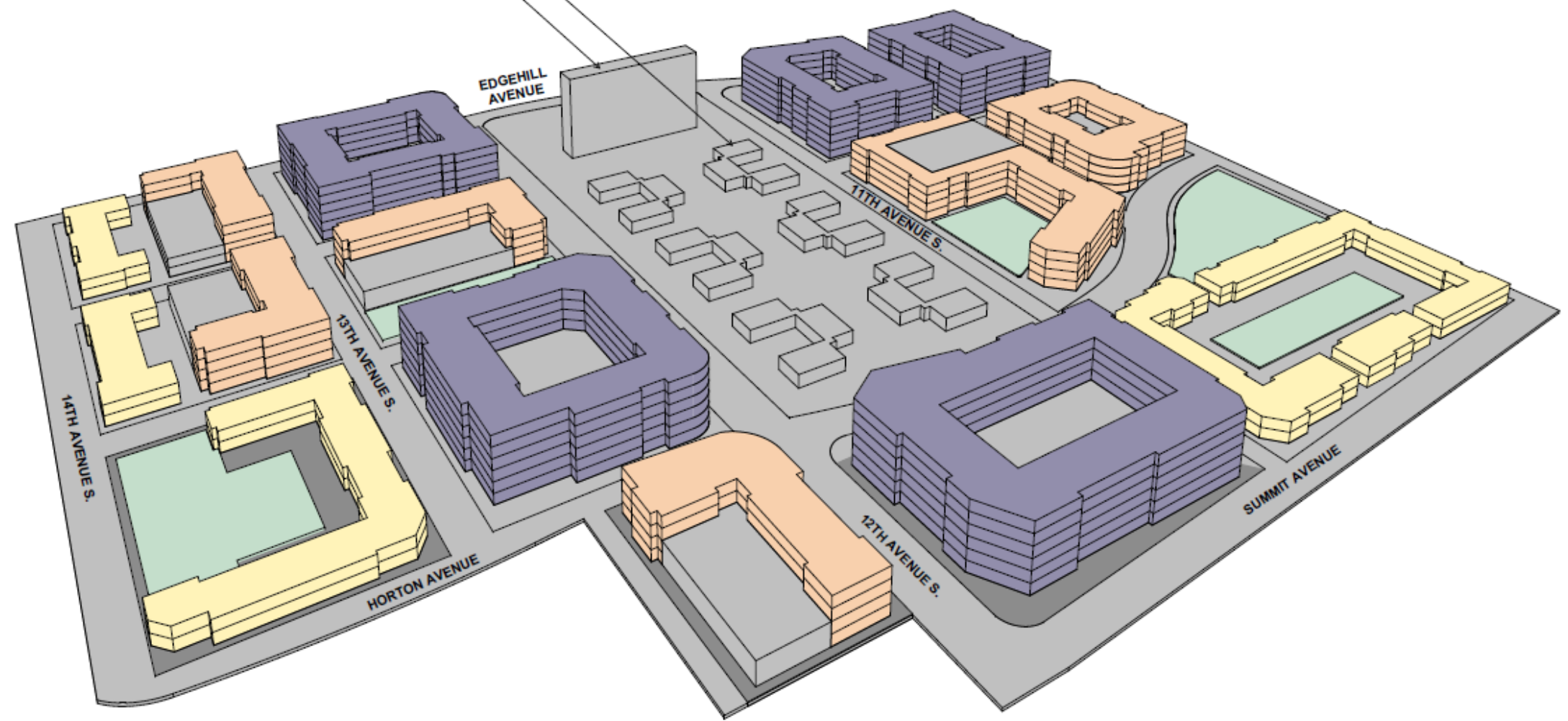
Library remains on current site



Block remains Mixed Use, with space for other uses/services

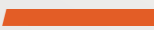


GERNERT COTTAGES
GERNERT STUDIO APARTMENTS



- PROPOSED TOWNHOMES (2-3 STORIES)
- PROPOSED STACKED-FLATS (3-5 STORIES)
- PROPOSED MIXED USE (4-6 STORIES)

Sustainability Metrics



**Natural
Environment**



**Healthy
Community**



**Economic
Vitality**

Key Commercial Corners

Potential List of Amenities *and their approximate square footage*

Amenity Type	Low	High
Grocery		
• Large Store	35,000	42,500
• Market	11,000	15,000
Convenience Store	8,000	15,000
Library *	7,000	9,000
Wellness Center	2,000	4,500
Day Care/Child Care Center (for 40 – 100)	2,000	6,000
Pharmacy/Clinic/Eye Care Center	1,500	3,800
Restaurants	4,000	6,700
Café/Bakery/Deli (with seating)	2,000	4,500
Other Uses: such as Office and Services	2,000	15,000



*Library size is based on Metro Master Plan approximate sizing

Market Assessment - Open Space and Amenities

Top 5 Recreational Facilities

Playground

Basketball

Community Gardens

Multi-purpose Field

Gym



Upcoming Dates

March

- Metro's 12th Avenue South Green and Complete Street Final Meeting, March 23rd, 8:30 - 11:00 a.m., Midtown Police Precinct. See recommended street designs as well as interactive demonstrations of the proposed design

HAVE FOLLOW-UP QUESTIONS OR COMMENTS?

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@NashvilleMDHA

