

Envision Edgehill Apartments

Entitlements and Infrastructure

August, 15, 2019



Agenda

- Welcome and Introductions
- Review of EEA Plan
- Next Steps – Infrastructure Study and Rezoning

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.

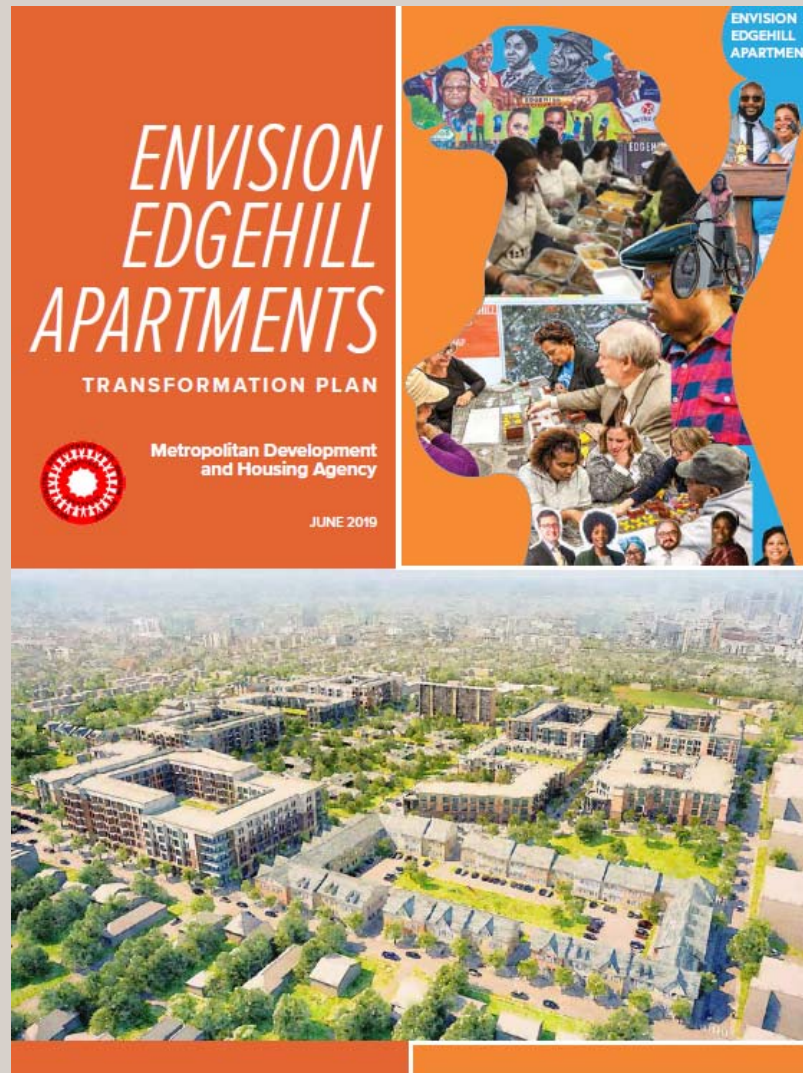
- Resident-led, community supported planning process
- Priority in minimizing the disruption to residents' lives
- Commitment to create a green, sustainable and financially feasible development
- Commitment to connecting with and leveraging local initiatives within the community



Envision Edgehill Apartments

- Edgehill Apartments
- Gernert Studio Apartments

Review



Vision Statement

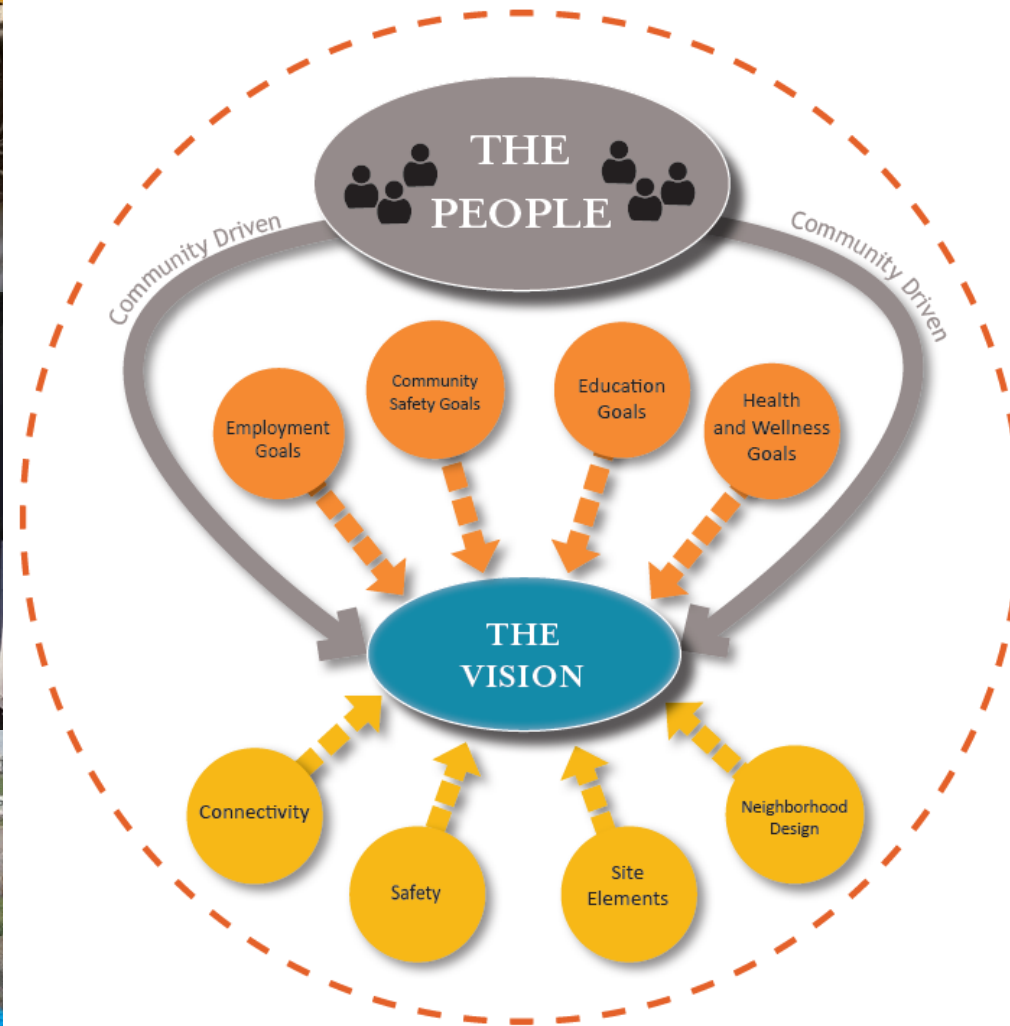


Edgehill Apartments is vibrant and sustainable; and ensures that while the neighborhood experiences growth, so do all neighbors through access to opportunities that lead to a healthy, connected, and safe community.

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 a 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

Site Plan

Supports:

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



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



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



Next Steps

- Property Survey
- Traffic Impact Analysis
- Infrastructure Study
 - Water and Sanitary Sewer
 - Stormwater
 - Electrical & Communication Utilities
- Rezoning Process
 - Community Plan Amendment
 - Specific Plan Rezoning
 - PUD Cancellation

Process Timeline

Late
Summer
2019



Fall
2019



Late Fall
2019



Winter/Spring
2020



Spring
2020



SURVEY



INFRASTRUCTURE
MASTER PLAN
AND
TRAFFIC IMPACT STUDY



DESIGN GUIDELINES
WORK SESSION
AND
FIELD TRIP



SPECIFIC PLAN
CREATION

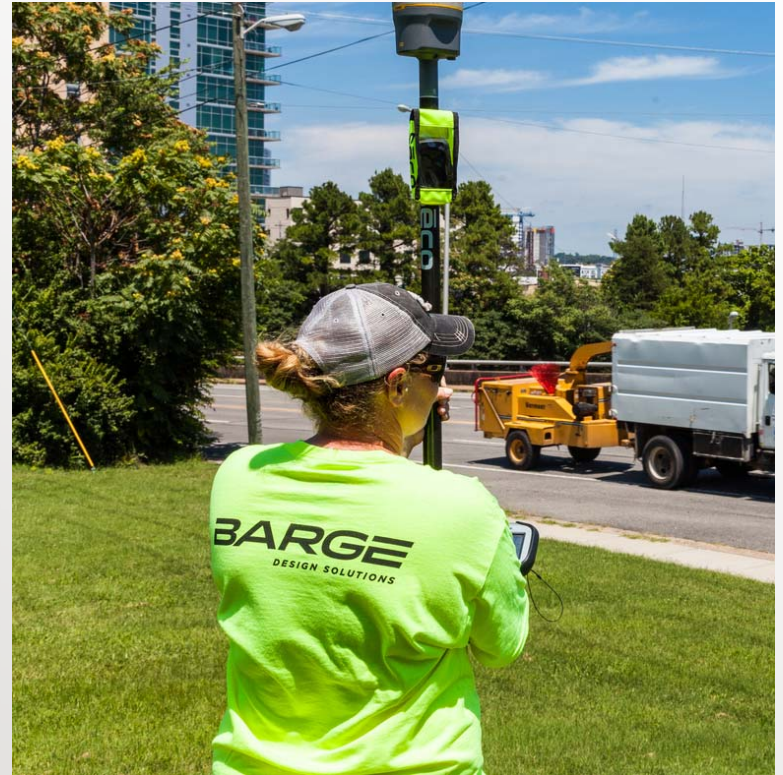


PLANNING COMMISSION
AND COUNCIL REVIEW



SPECIFIC PLAN EFFECTIVE
FINAL INFRASTRUCTURE
PLAN COMPLETE

Property Survey – Field Work (next week)



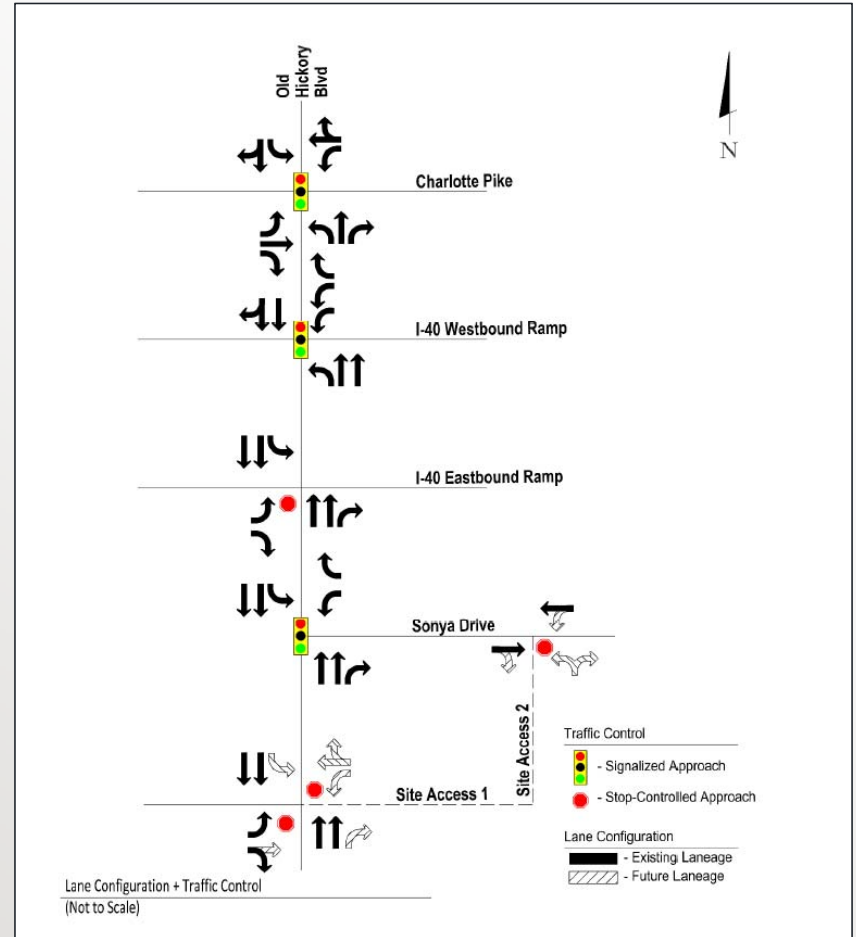
Property Survey

- Survey will locate property lines, buildings, roads, and utilities



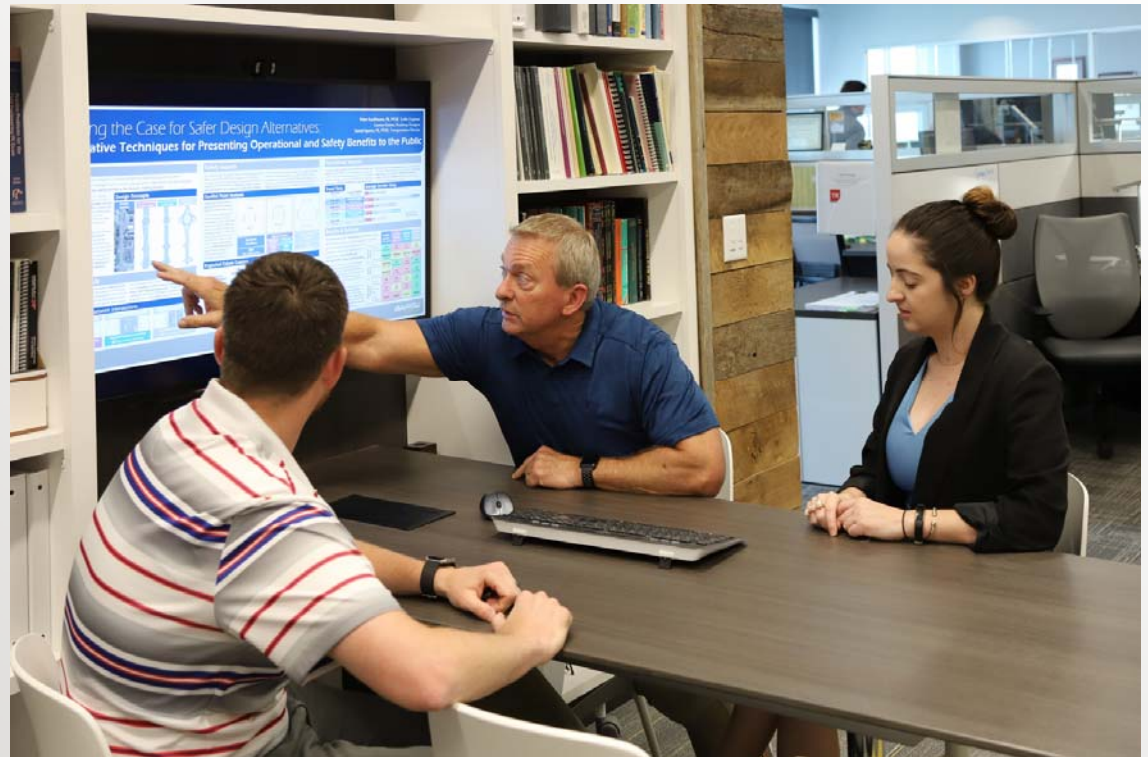
Traffic Impact Study

- Existing condition analysis
- Impact of proposed plan on surrounding network



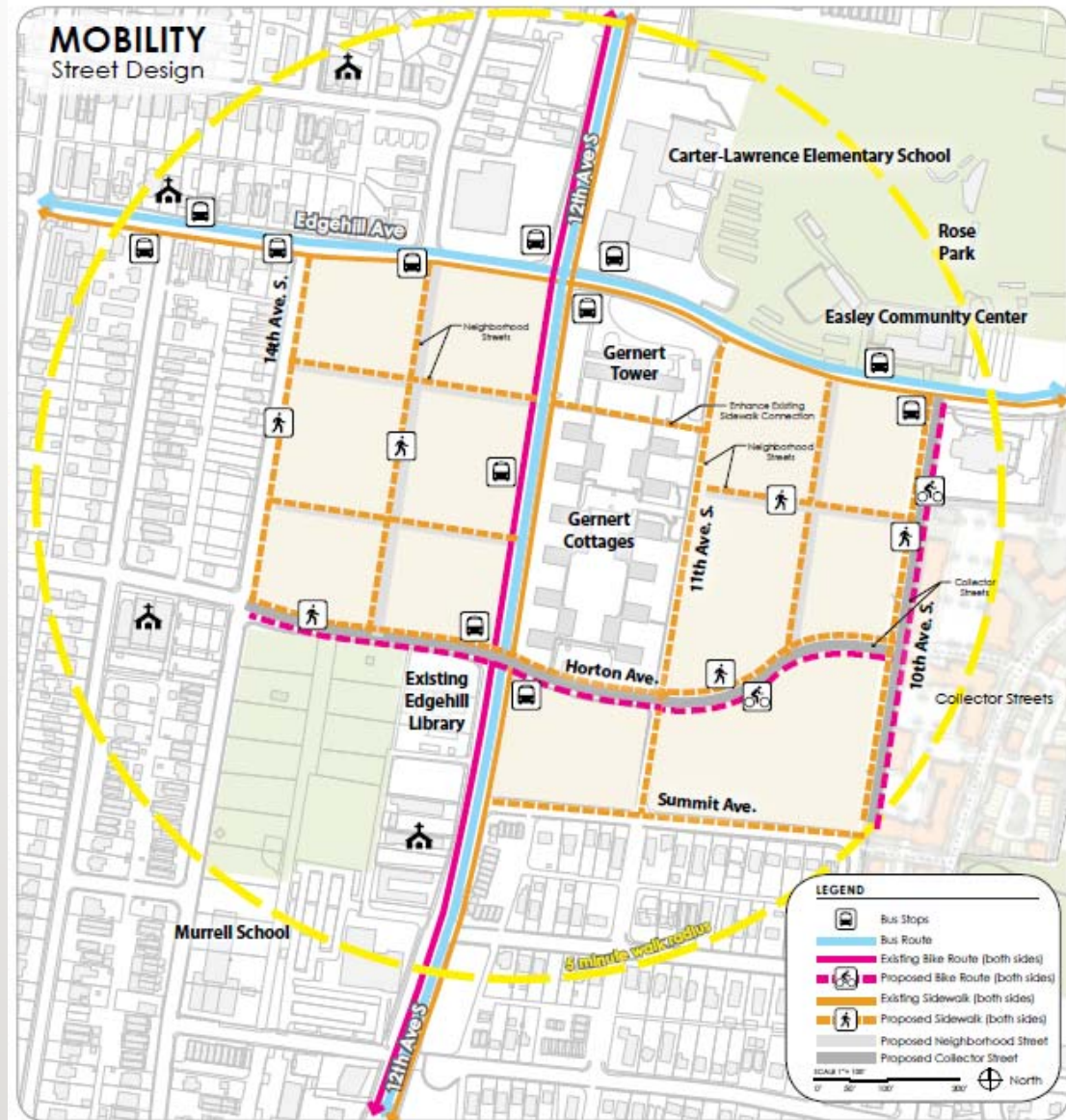
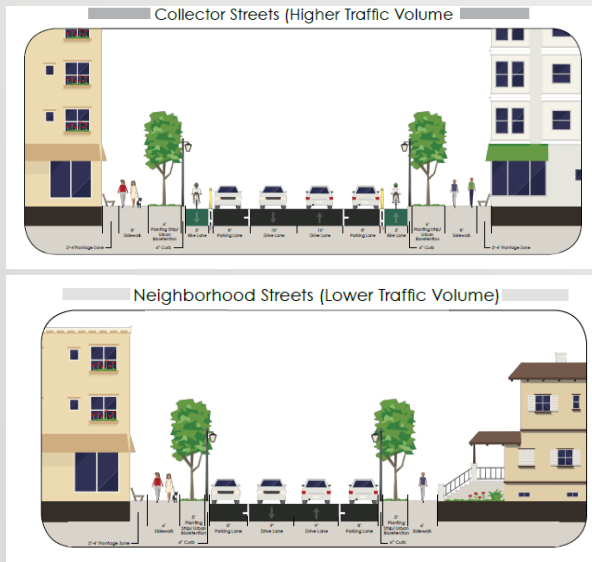
Traffic Impact Study Analysis

- Traffic modeling and peer review



Mobility Plan

- Review and Revise Master Plan based on analysis



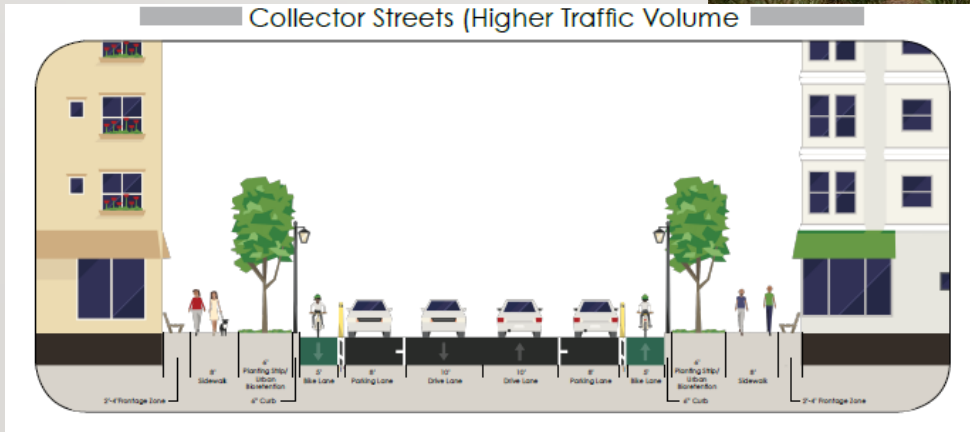
Infrastructure Study

- Water and Sanitary Sewer
- Electrical and Communication Utilities
 - NES, Comcast, Gas, Google



Infrastructure Study

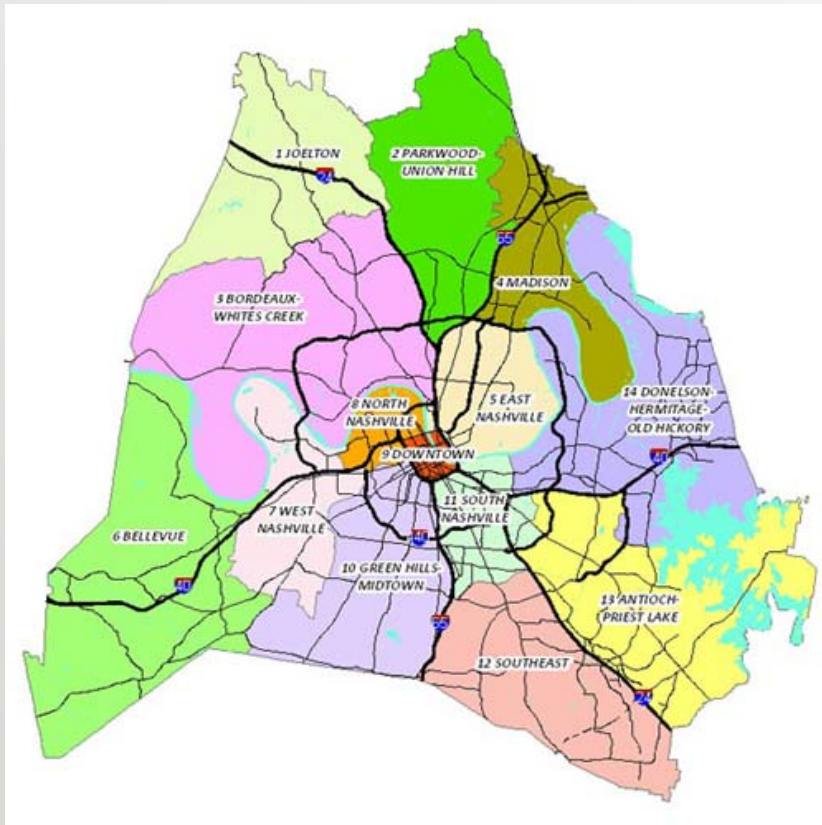
- Stormwater
- Roads and Streetscape



Rezoning Elements

- **Community Plan Amendment**
- **PUD Cancellation**
- **Specific Plan (SP) Rezoning**
 - **Design Standards** - Capture the Transformation Plan's vision in design standards within the SP
 - **Traffic Impact Study** - quantify impacts of the new plan on the surrounding transportation network
 - **Infrastructure Study** - determine utility and infrastructure needs to support the new development

Rezoning: Community Plan Amendment



nashvillenext
A General Plan for Nashville & Davidson County
Adopted June 22, 2015
Amended August 24, 2017

Volume III:
Community Plans

Green Hills – Midtown

The complex block contains the title page for 'Volume III: Community Plans' of the 'nashvillenext' general plan. It features the logo, adoption/amendment dates, a collage of three photos (a colorful sculpture, a street view, and a park area), a small map of Nashville with the Green Hills-Midtown area highlighted in orange, and the title 'Green Hills – Midtown' at the bottom.

Existing Community Plan Policy



Existing Community Plan Policy

Urban Neighborhood Evolving (T4 – NE)

Create and enhance neighborhoods – to include greater housing choice, improved connectivity and more creative, innovative and environmentally sensitive development techniques

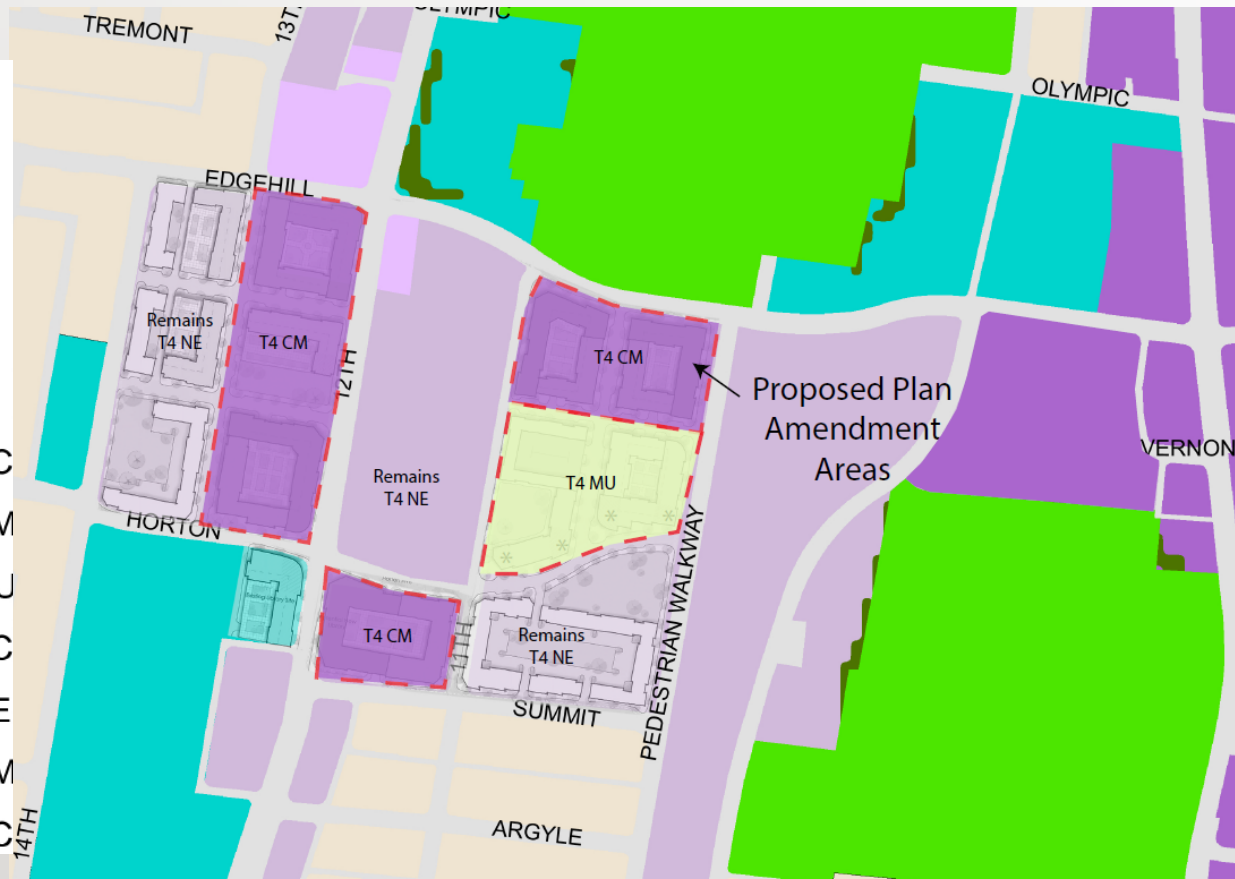


Higher density housing along corridor

Community Plan Amendment

Legend

- CI
- CO
- D I
- D MI
- OS
- T4 CC
- T4 CM
- T4 MU
- T4 NC
- T4 NE
- T4 NM
- T4 RC



Community Plan Amendment

Urban Mixed Use Neighborhood (T4 – MU)

Create, enhance and create urban, mixed use neighborhoods with a diverse mix of moderate-to high density residential, commercial, office and light industrial land uses.



Low-rise mixed use (live/work units)

Community Plan Amendment

Urban Mixed Use Corridor (T4 – CM)

Enhance urban mixed use corridors by encouraging a greater mix of higher-density residential and mixed use development.



Mixed use building by an intersection

Planned Unit Development Cancellation

- Remove old zoning classifications to replace with the new SP zoning district.



Field Trip



Field Trip that is focused on the elements of design standards and community amenities for inclusion in the SP.

Design Standards Work Session



Work Session to obtain community feedback on the translation of the community vision into design standards to be included in the SP.

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HAVE FOLLOW-UP QUESTIONS OR COMMENTS?

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