

# Envision Edgehill Apartments

Community Plan Amendment Application & Updates

*January 23, 2020*



**BARGE**  
DESIGN SOLUTIONS

**TUCK-HINTON**  
ARCHITECTURE & DESIGN

# Agenda

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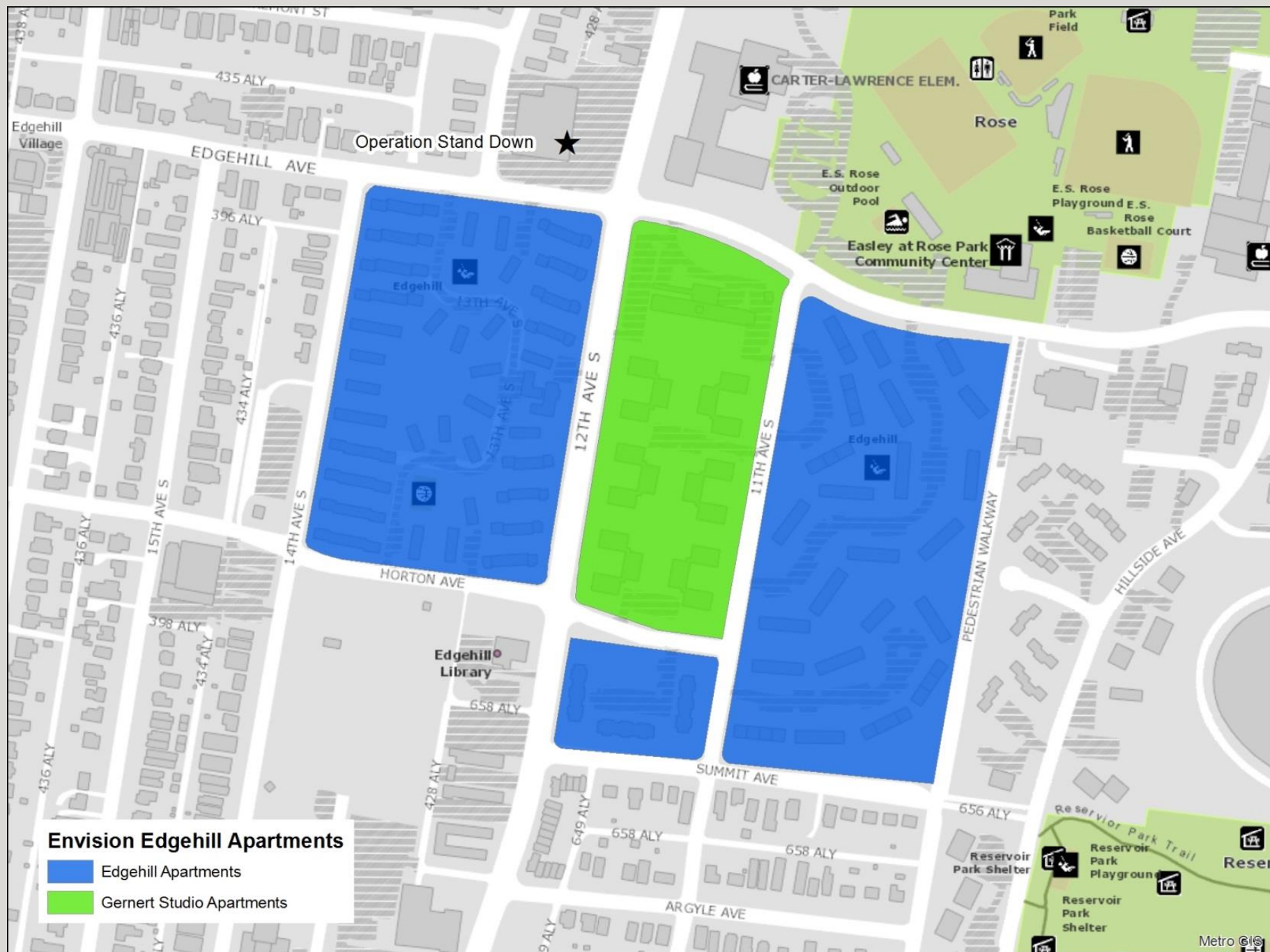
- Welcome and Introductions
- Review of EEA Plan & Process
- Plan Amendment Overview
- Next Steps

# 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





# Review

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## ENVISION EDGEHILL APARTMENTS

TRANSFORMATION PLAN



Metropolitan Development  
and Housing Agency

JUNE 2019



# Vision Statement

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***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.***



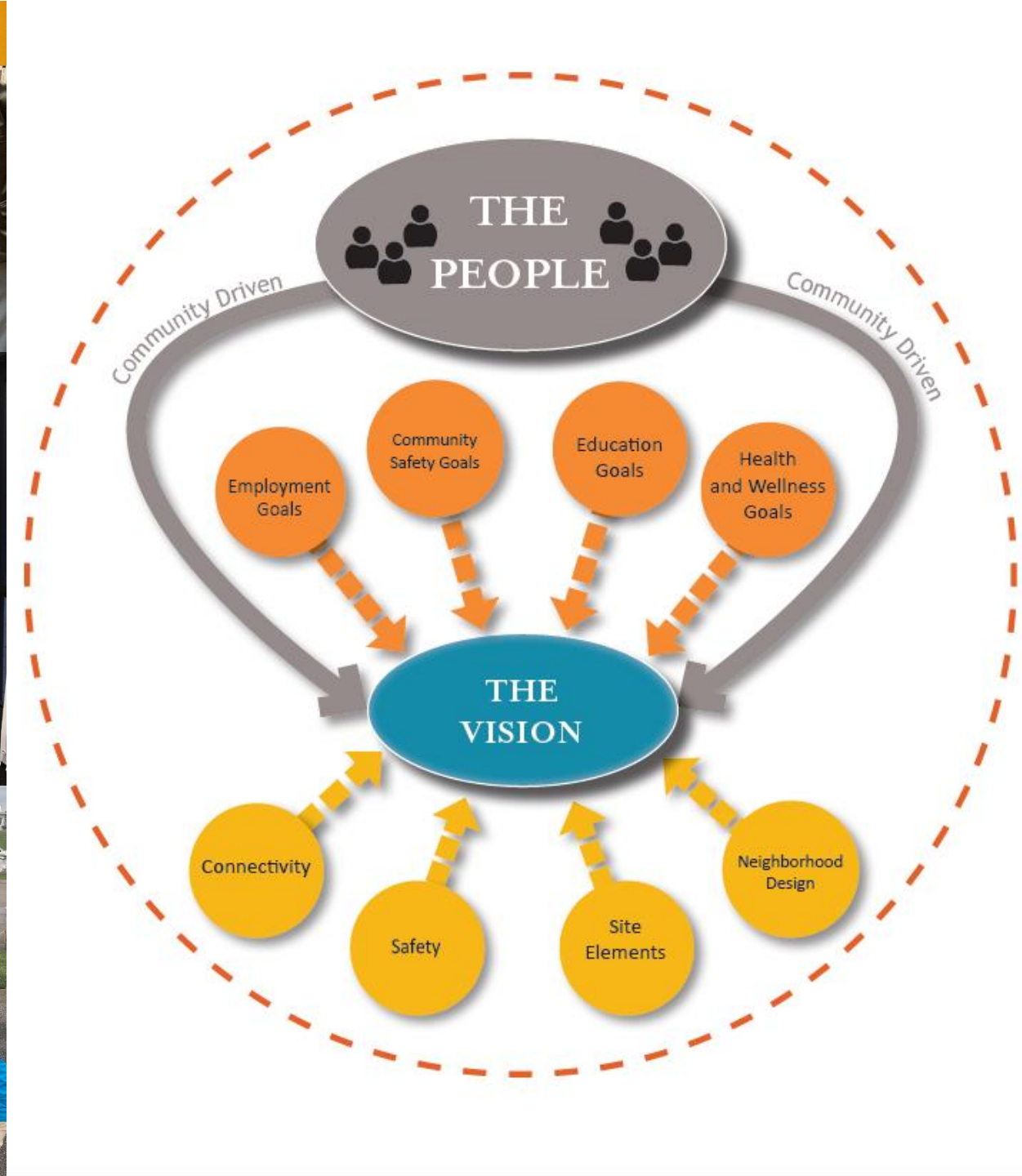
# Plan Goals

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- *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

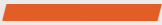
- Residents feel safe within their neighborhood
- Residents and local law enforcement have positive a partnership
- Public safety is a community-focused, resident-led collaboration

## 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



# Final Concept Plan

## Supports:

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





# Building Typologies

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## 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









# 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

# Design Standards Field Trip

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



Streets and Sidewalks



Stoops and Porches



Envision Edgehill Apartments

## Design Standards Field Trip

10 a.m. to 1 p.m.

Wednesday, Sept. 18, 2019

If you want real-world experience with the details of design included in the rezoning to enable Envision Edgehill Apartments, then this is the time to show up!

### On this tour we will:

- Tour different apartment styles
- Learn about residential parking structures
- Explore options for public spaces

Seats on the bus are limited to the first 30 people. If you would like to ride the bus, please meet us no later than 9:30 a.m. in the lobby of Gernert Studio Apartments.

Bus Pick-Up Location—Gernert Studio Apartments  
1101 Edgehill Avenue | Nashville, TN 37203

For more information, please call Janet King at 615-780-7068 or email at [jkking@nashville-mdha.org](mailto:jkking@nashville-mdha.org).





# Design Standards Work Sessions

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- October 2, 2019 and November 11, 2019
- Obtained community feedback on the translation of the community vision into design standards to be included in the SP.







## SUBDISTRICTS

### NEIGHBORHOOD CENTER

Intent: Provide for a mixture of uses on 12th Avenue and Edgehill Avenue.

Essential to the design of the neighborhood is the mix of uses. Throughout the engagement process, the feedback was that having places close by to work, shop and play are just as important as having a good place to live. Therefore, the site plan strategically locates key nonresidential and commercial uses in areas that have high visibility, taking into consideration the best and highest use of any space. This not only benefits the viability and attractiveness of retail locations, but also allows this portion of 12th Avenue and Edgehill to act as a gateway and have a sense of place all its own. Buildings up to 6 stories in height may be found in this subdistrict.

### NEIGHBORHOOD CORE

Intent: Provide for a mixture of housing types in the community while providing opportunities for community supportive non-residential uses of limited scale.

Apartment buildings serve as a transition in height and density as the plan moves closer to the surrounding neighborhood, providing opportunities for residential-only buildings, or providing for opportunities for small retail spaces or civic or institutional uses. Parking is typically in parking structures, and on-street spaces. Buildings of 4 stories are primarily found in this district, though buildings fronting 12th Avenue and Edgehill Avenue may be as tall as 5 stories.

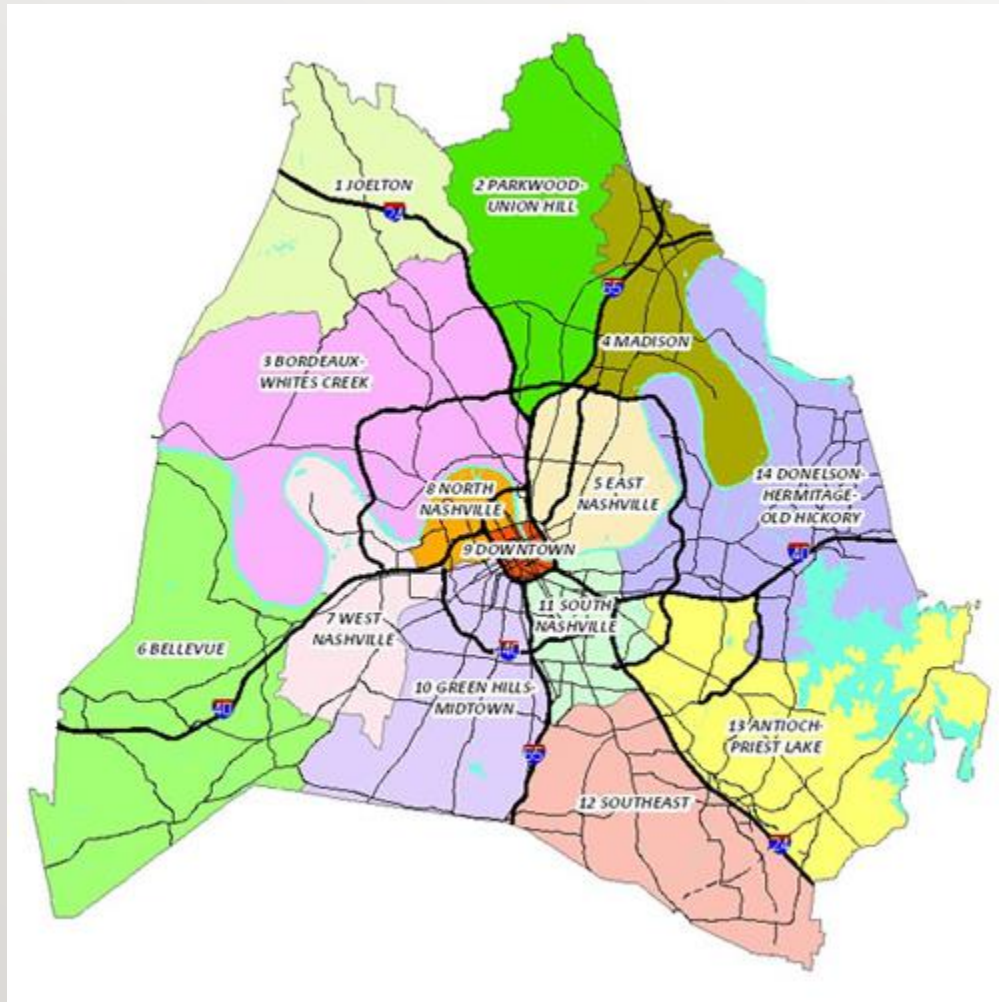
### NEIGHBORHOOD EDGE

Intent: Provide for a mixture of housing types while transitioning to match the density and scale of the surrounding neighborhood.

Throughout the process, input provided from residents was that there was a desire to also include opportunities for lower residential density building forms and surfacing parking. The Neighborhood Edge is primarily townhouses, but apartment configurations may also be located in this subdistrict.



# Community Plan Amendment



## A General Plan for Nashville & Davidson County

Adopted June 22, 2015  
Amended August 24, 2017

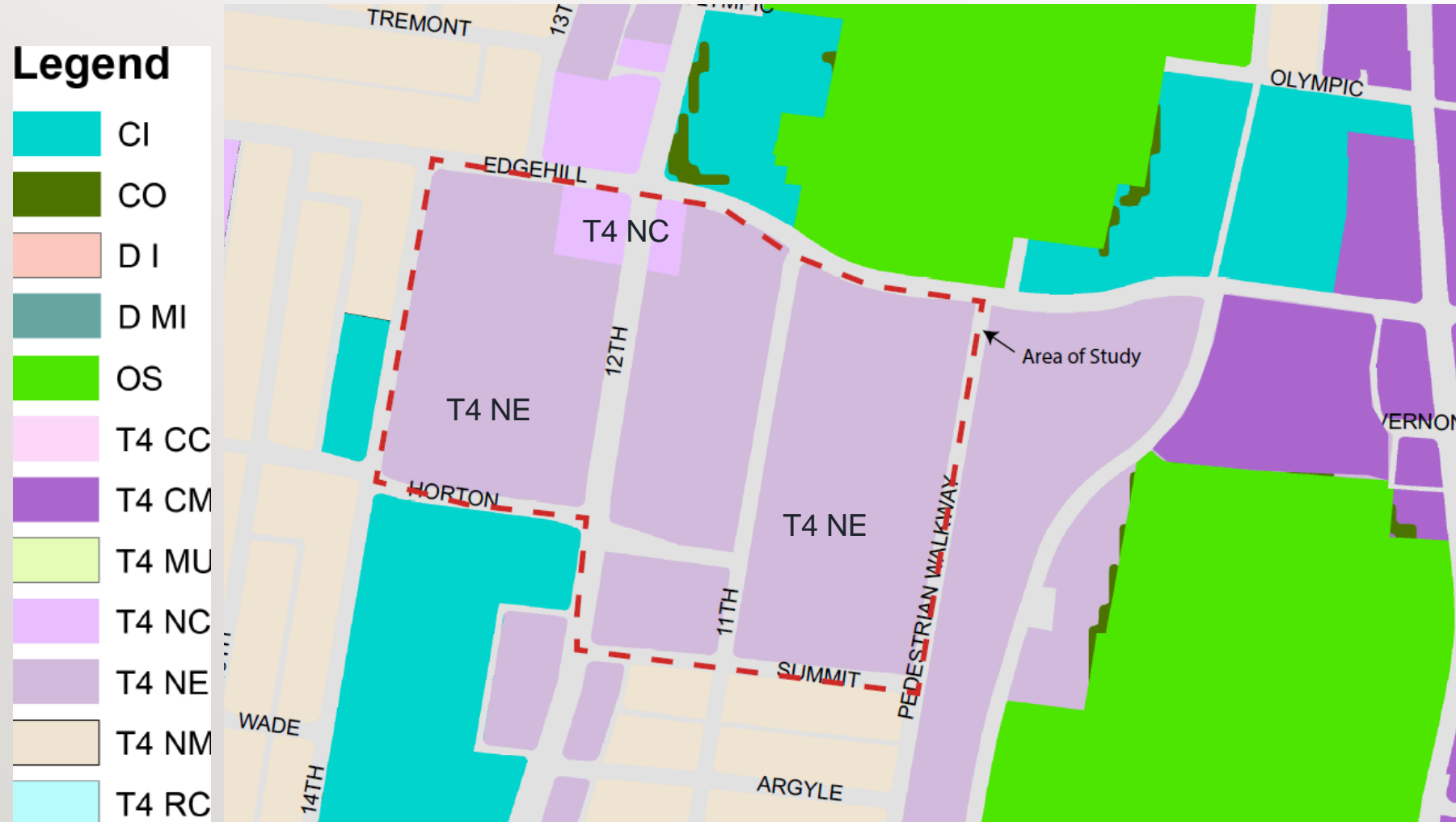
### Volume III: Community Plans



**Green Hills -  
Midtown**



# Existing Community Plan Policy



# Existing Community Plan Policy

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## 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

Image from Metro's Community Character Manual

# Existing Community Plan Policy

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## Urban Neighborhood Evolving (T4 – NC)

Maintain, enhance, and create urban neighborhood centers that provide daily needs and services for surrounding urban neighborhoods.



**Pedestrian realm**

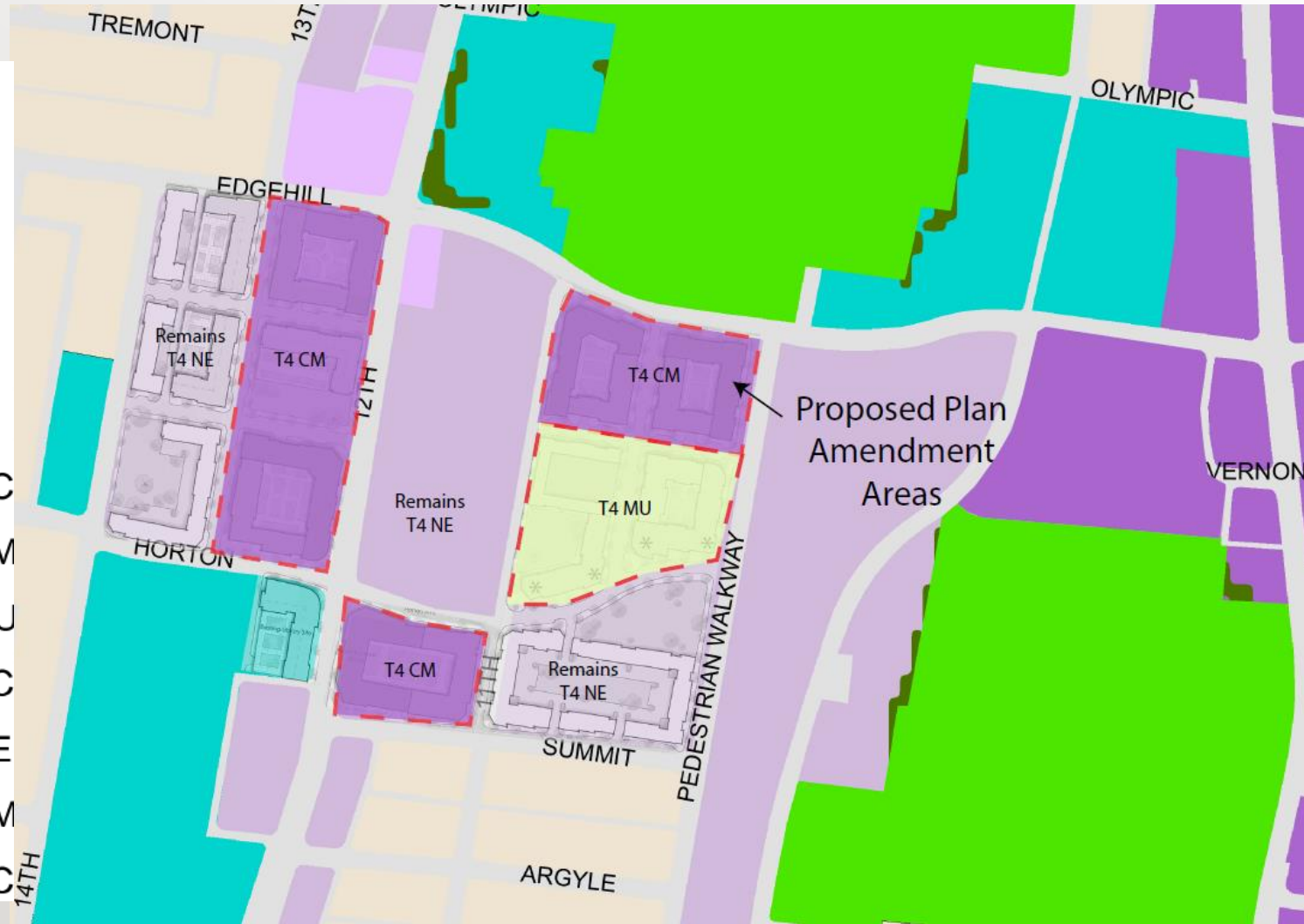
Image from Metro's Community Character Manual



# Community Plan Amendment

## Legend

	CI
	CO
	DI
	DMI
	OS
	T4 CC
	T4 CM
	T4 MU
	T4 NC
	T4 NE
	T4 NM
	T4 RC



# Community Plan Amendment

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## 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

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## 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

# Current Process Schedule

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December 30, 2019	Land Use Policy Change Filed with Metro Planning Department
January 23, 2020	Community Plan Amendment Public Meeting with Metro Planning Department
January 29, 2020	Specific Plan and PUD Cancellation Applications Filed with Metro Planning Commission
March 12, 2020	Planning Commission Meeting for all applications
May 5, 2020	Public Hearing at Metro Council



# HAVE FOLLOW-UP QUESTIONS OR COMMENTS?

Email: [envisionedgehillapts@nashville-mdha.org](mailto:envisionedgehillapts@nashville-mdha.org)

Hotline: 615-780-7068

Website: [www.nashville-mdha.org/envision-edgehill-apartments](http://www.nashville-mdha.org/envision-edgehill-apartments)

@NashvilleMDHA



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