



Wharfi Park

Public Meeting #3

January 10, 2023

Today's Format

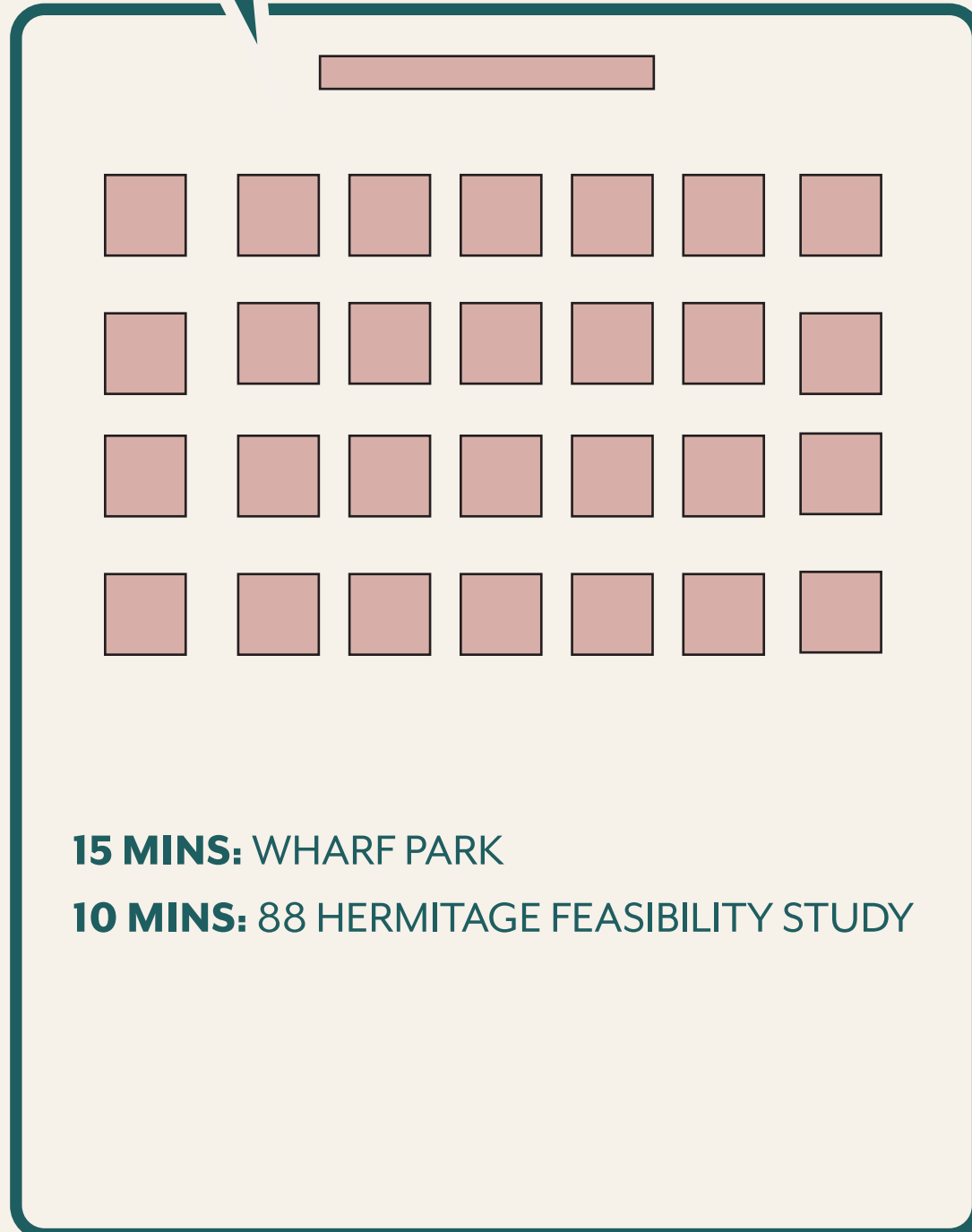
SIGN IN



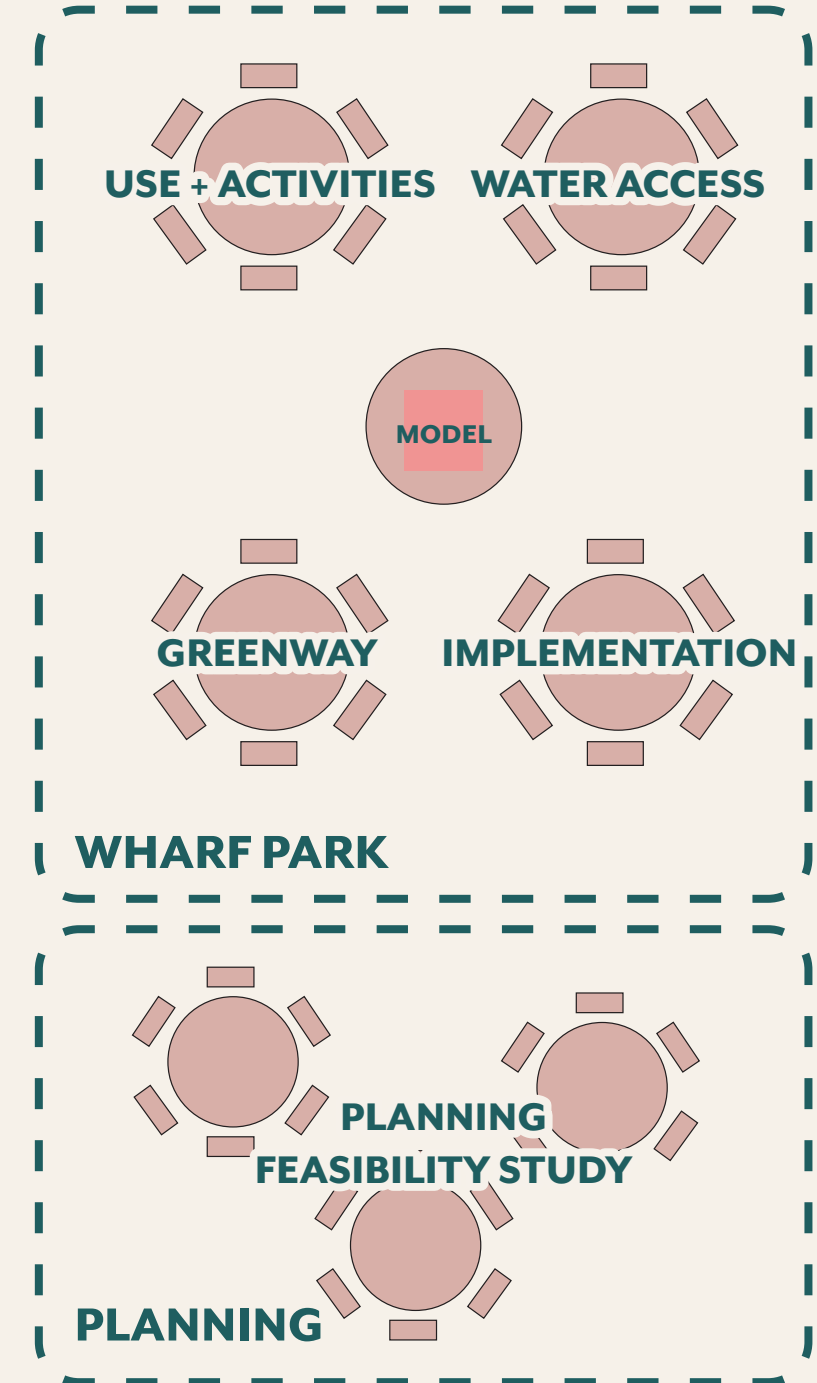
5-10 MINS

PRESENTATION

YOU ARE HERE!



OPEN HOUSE



55 MINS

Aggenda

+ **Welcome and Context**

+ **What We've Heard**

+ **Master Plan Vision**

+ **Phasing**

+ **88 Hermitage Feasibility Study**

The Team

Agency Landscape + Planning

Engagement Specialists

Brie Hensold
Principal Planner

Gina Ford
Landscape Principal

Zaragunda Programming

Kymerly Ware
Landscape Designer

McNeely Brockman PR

Susannah Ross
Project Manager

Laura Brusson
Landscape Designer

HDLA

Moffatt & Nichol

Richie Jones
Principal LA

Mike Herrman
Marine Engineer

Robert Waits
Project Manager

Mark Pirrello
Marine Engineer

Luis Venegas
Landscape Designer

Metropolitan Government of Nashville and Davidson County

**Metro Board
of Parks and
Recreation**

Advisors

John Gore
Civil Engineer

Chris Fleming
Environmental

Hastings Architecture

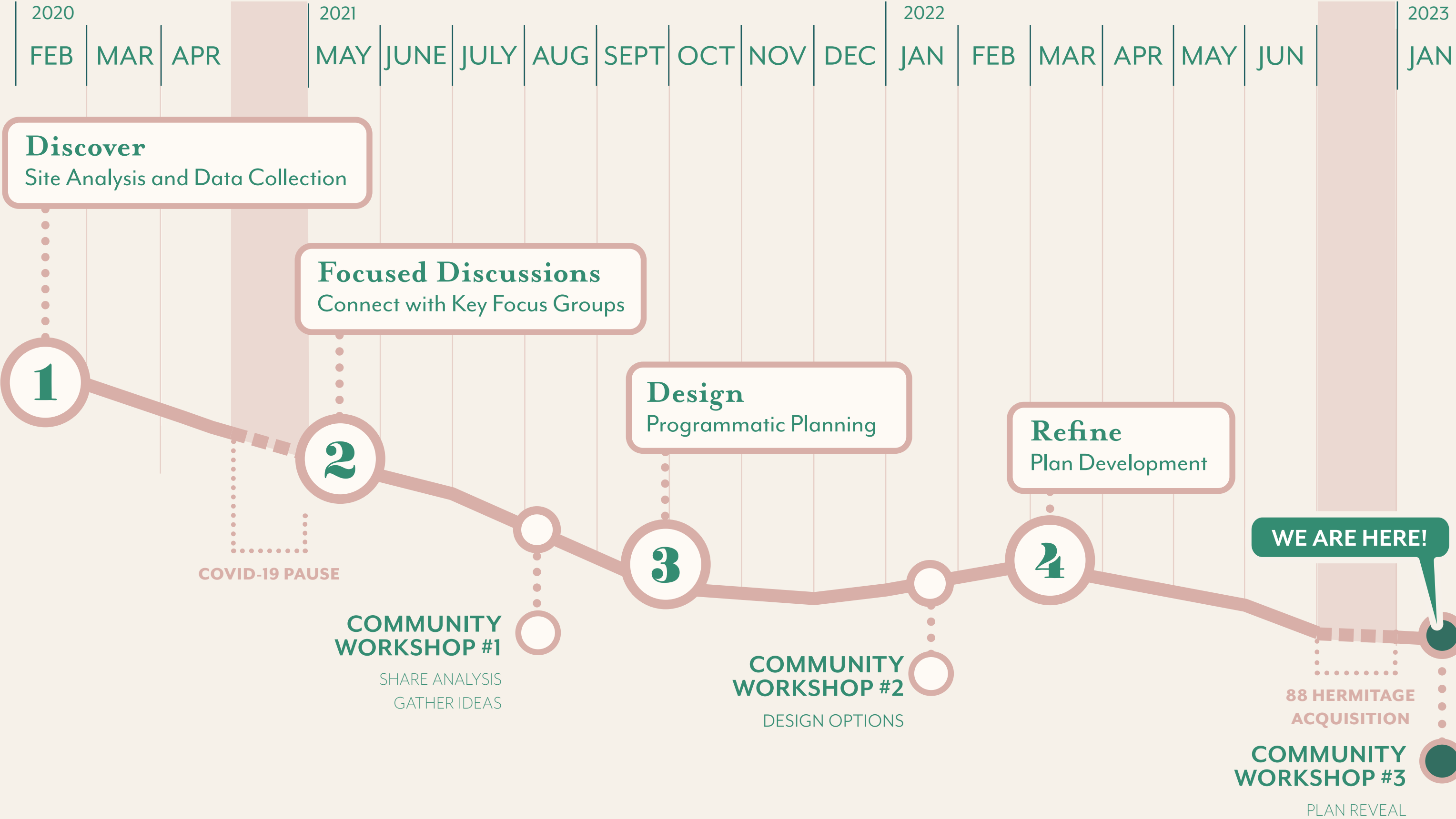
Barge Cauthen

Davey Resource Group

Wilmot Sustainability

Connico Cost Estimating

Process



Site Context





RIVER ACCESS



QUARRY



FLOODPLAIN FOREST



RAILWAY + BLUFF

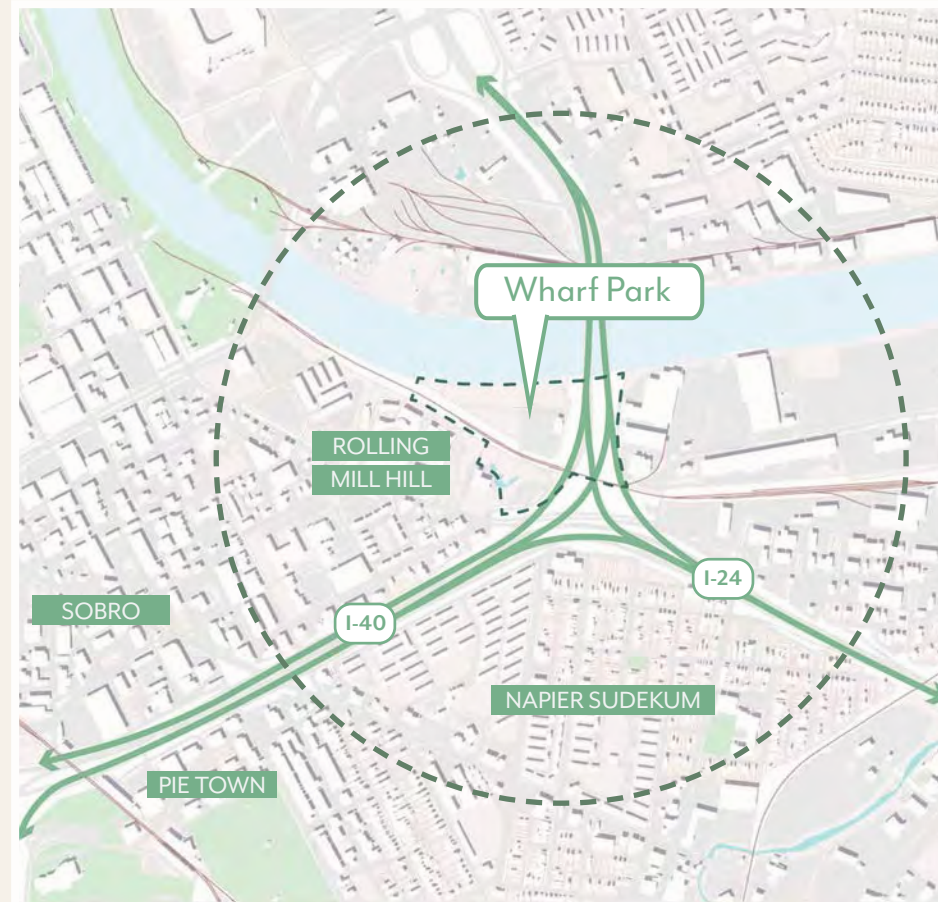
Planning Context

Why Wharf Park Now?



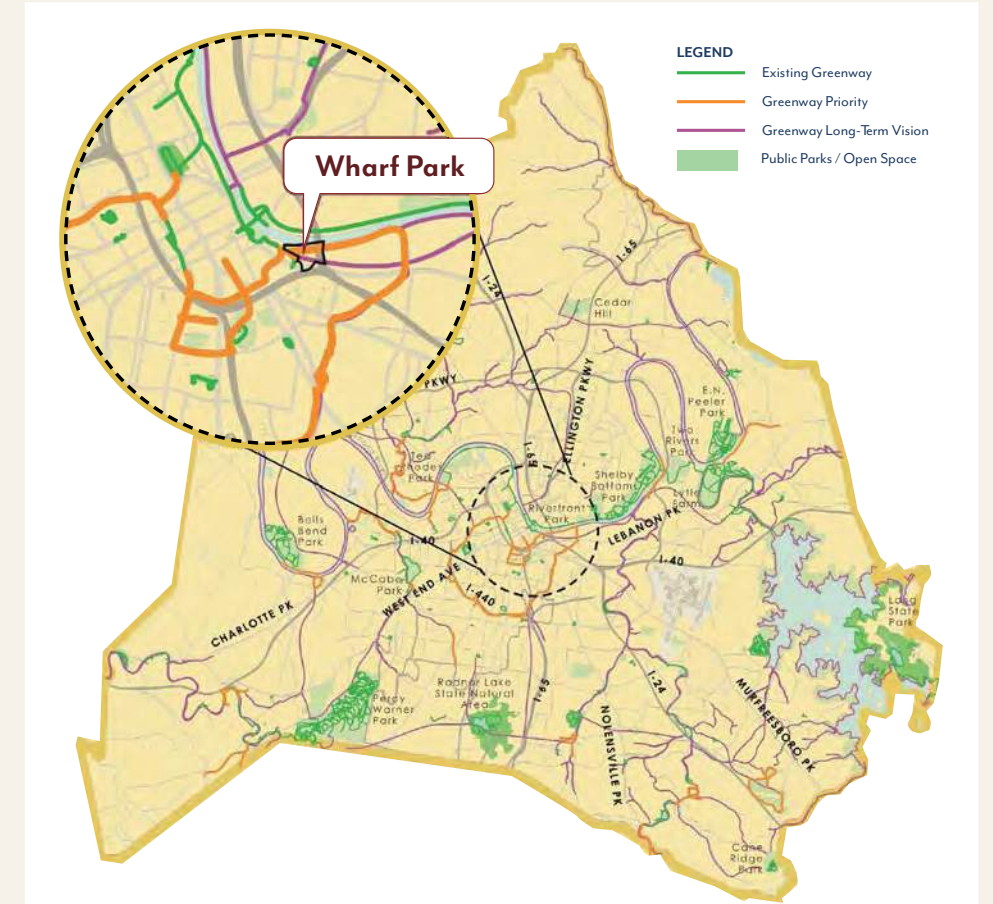
The Need for the Park

Downtown Nashville is underserved by **neighborhood-scaled parks** and the range of fundamental recreational amenities that are increasingly important as the residential population grows.



The Park's Community

Wharf Park's design and program is focused on the needs of those who live within walking and riding distance - **a diverse population** of both high-end residential, public housing neighbors, and the potential for unique facilities that serve all Nashvillians.



Growing the Greenway

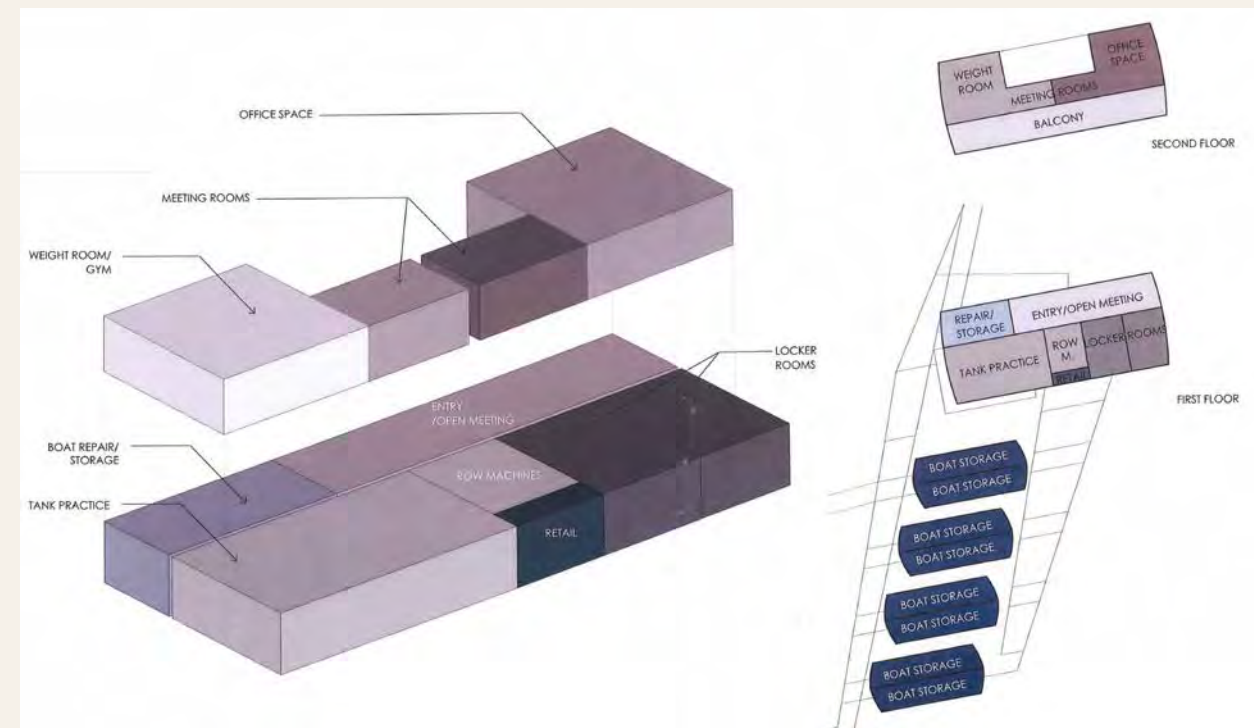
Wharf Park is located at **a critical junction** between planned greenway corridors on the downtown interstate loop and the Cumberland River Greenway.

Activating the Cumberland River

A Unique Opportunity of this Site



An opportunity to create great synergies between water-based program, the site and the community.



Early Rowing Center Studies

Tampa River Center at Julian B. Lane Park, Tampa

Engagement

What We've Heard

Community Engagement

Reach and Outcomes



Midtown Hills Police Precinct



Napier Recreation Center



Stakeholder Groups



Online Meetings and Forums

4 EVENTS
IN PERSON

700+ COMMENTS
RECORDED

600+ TOTAL
ATTENDEES

9 STAKEHOLDER
GROUPS

2 VIRTUAL
EVENTS

430+ FACEBOOK LIVE
VIEWS



- Greenways for Nashville
- Metro Historical Commission
- Metro Homeless Impact Division
- Metro Arts Commission
- RJ Corman Railroad Group
- Nashville Rowing Club & Partners
- Metro Parks Staff
- Metro Planning Department
- Metro Water Services
- Metropolitan Development & Housing Agency
- Tennessee Department of Transportation
- Nashville Department of Transportation
- WeGo
- US Army Corps of Engineers

Community Outreach

Key Groups

Metro Housing Division

MDHA



51% of written comments and 35% of all feedback mentioned concerns about displacement.

Open Table Nashville

Open Table is a Nashville non-profit focused on homeless outreach, education, and advocacy. They are concerned that Wharf Park's development will add to a pattern of displacement and unhoused community trauma.



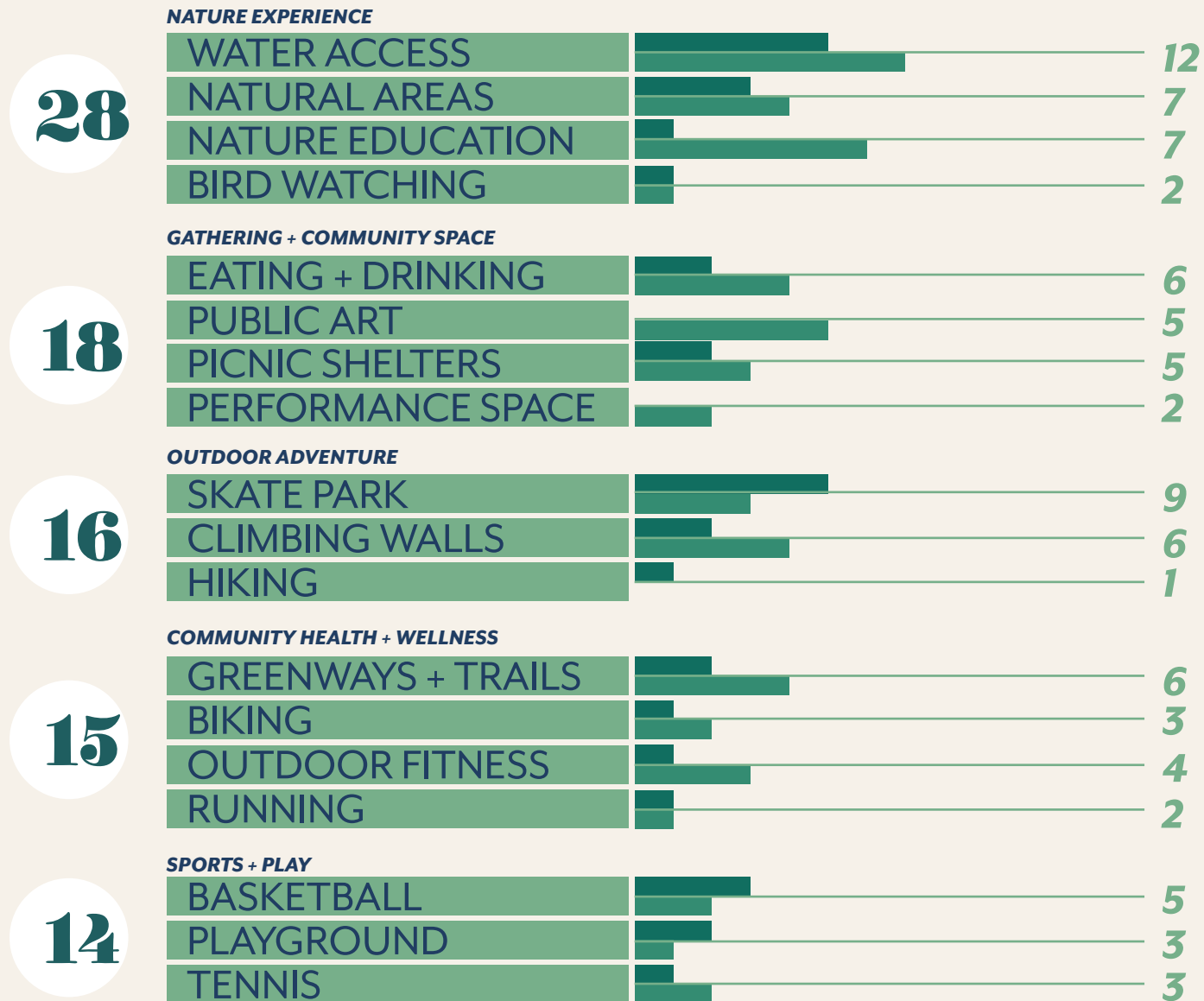
Nashville Rowing Club

Nashville Rowing is a non-profit organization fostering water recreation and competition opportunities for amateur athletes. The club has some concerns about water safety but is generally excited by the prospect of water access and a potential rowing center at Wharf Park.

Program Areas

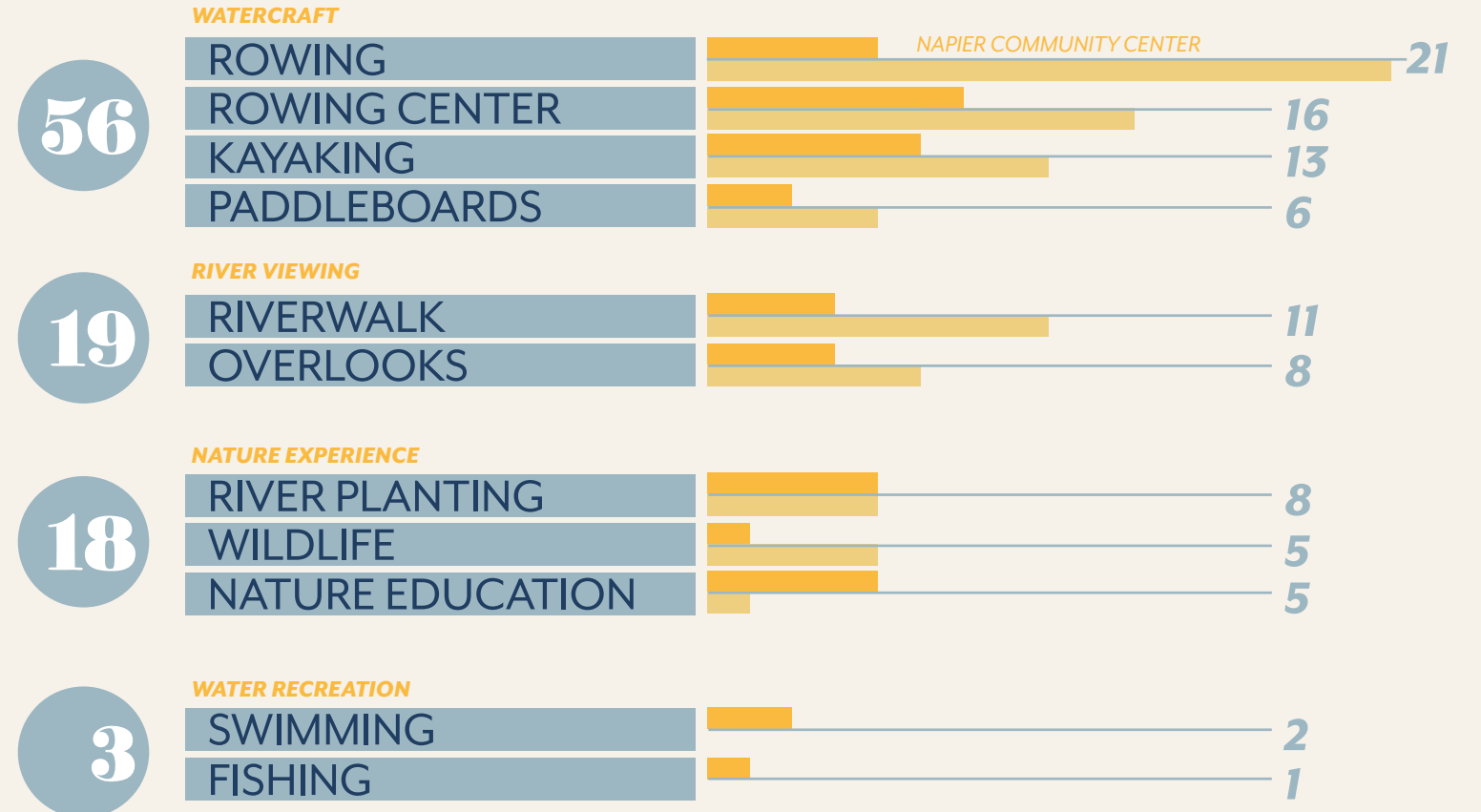
Feedback Recap

Park



In addition to water access, skate parks and nature programming, attendees highlighted needs for facilities, 24 hour access, and water safety.

River



Dedicated space for paddle watercraft, water safety and passive river viewing were important and recurring themes.

Design Options

Feedback



Bridge + Bowl

BEST CONNECTIONS SCORE
MOST POSITIVE WRITTEN
COMMENTS

River Forest

BEST ENVIRONMENT SCORE
MOST COMMENTS
MOST PROGRAM FLAGS

Wetland Braid

BEST CHARACTER SCORE
BEST PROGRAM SCORE

Feedback Summary

Design Options

BRIDGE + BOWL

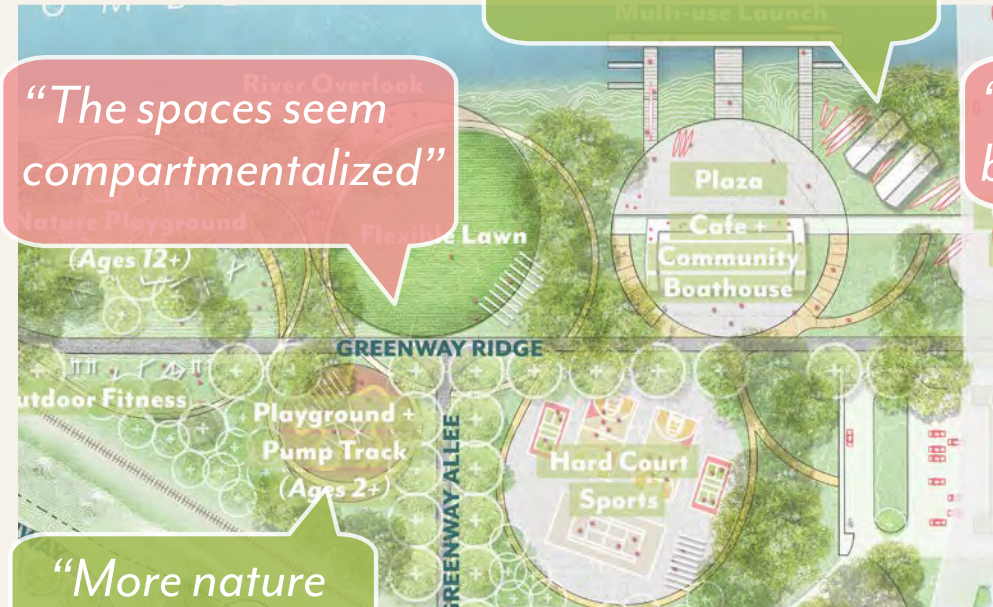
“Love the trails and water activities”



“Big oval lawn seems counter to river + forest feeling”

RIVER FOREST

“The spaces seem compartmentalized”



“More nature to watch”

“Like where the boathouse is”

WETLAND BRAID

“Not enough trees being saved”



“Like the wetland for birds and wildlife”

“Great celebration of the river!”



Community members valued the eastern boathouse location, forested trails and passive recreation that celebrate the river



Metro wants to prioritize preserving as much existing canopy as possible and is concerned about maintenance from cutting into the river bank



Design Team wants to explore options to optimize forest health, safe water access, and passive use



USACE was concerned about maintenance, user safety and changes to jurisdiction with shoreline excavation. Prefers options that are environmentally mindful

The Master Plan

Vision

Wharf Park Vision

Create a community park that invites people to embrace the Cumberland River, that responds to the land's natural character, and that provides a range of recreational experiences that serve the surrounding neighborhoods and all Nashvillians.



Master Plan Vision



Connection to Riverfront Greenway

CUMBERLAND RIVER

Connection to Brown's Creek

Railroad

Rolling Mill Hill

88 Hermitage Avenue Feasibility Study Area

Hermitage Avenue

Silliman Evans Bridge

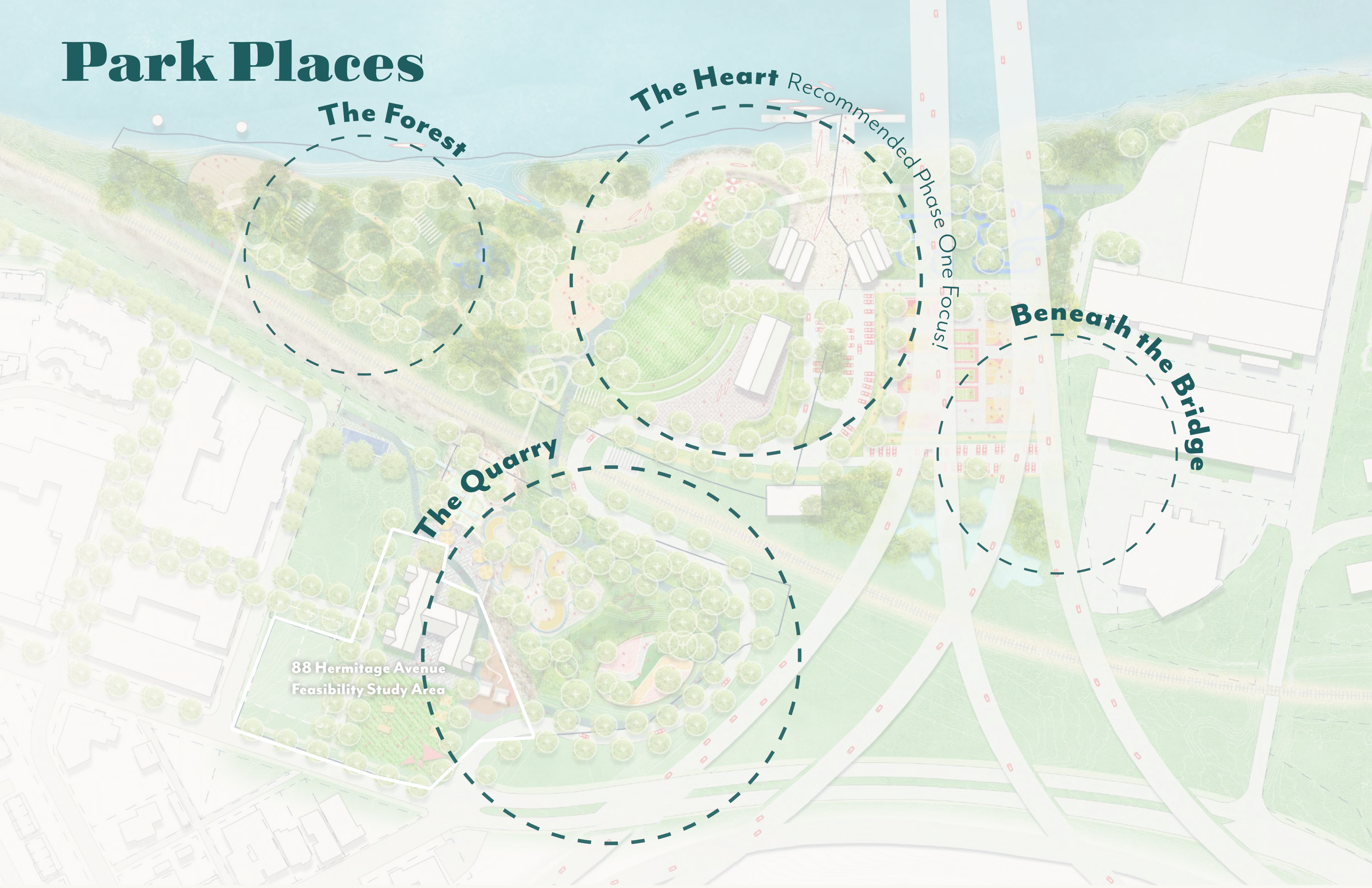
88 Hermitage Avenue

- 1 Former Tennessee School for the Blind

Park Features

- | | |
|---|----------------------------|
| 2 Quarry Overlook | 19 Kayak Launch |
| 3 Dog Park | 20 Central Lawn |
| 4 Play Space | 21 Sand Volleyball |
| 5 Water Feature | 22 Lawn Terraces |
| 6 Greenway | 23 Plaza |
| 7 Trailhead | 24 Sports Courts |
| 8 Parking | 25 Skate Park / Pump Track |
| 9 Park Road | |
| 10 Future Train Platform | 26 River Overlook |
| 11 Maintenance Facility | 27 Shade Structure |
| 12 Pedestrian Bridge / Tower Connection | 28 Picnic Pavilions |
| 13 Greenway Bridge | 29 Tot Track |
| 14 Forest Trails | |
| 15 Boathouse | |
| 16 Storage Facilities | |
| 17 Overlook Beach | |
| 18 Rowing Dock | |

Park Places



The Forest

The Heart

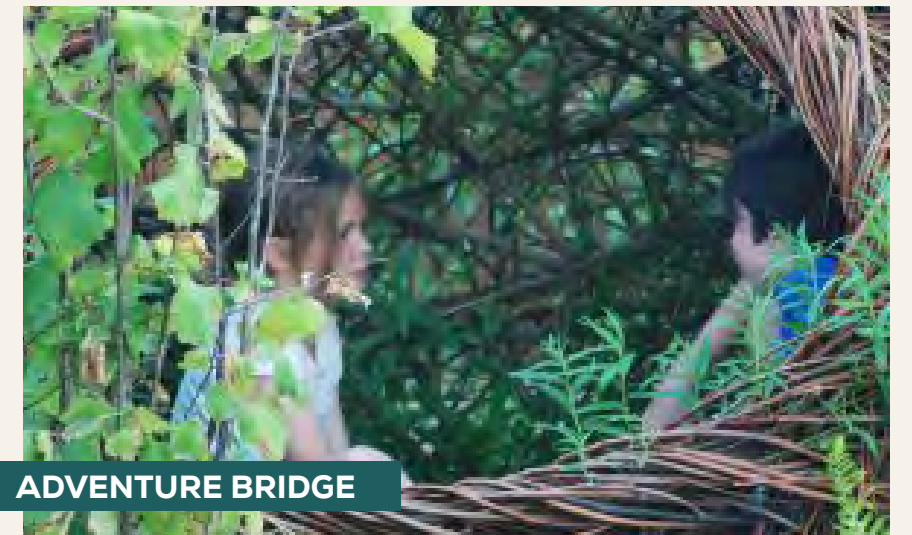
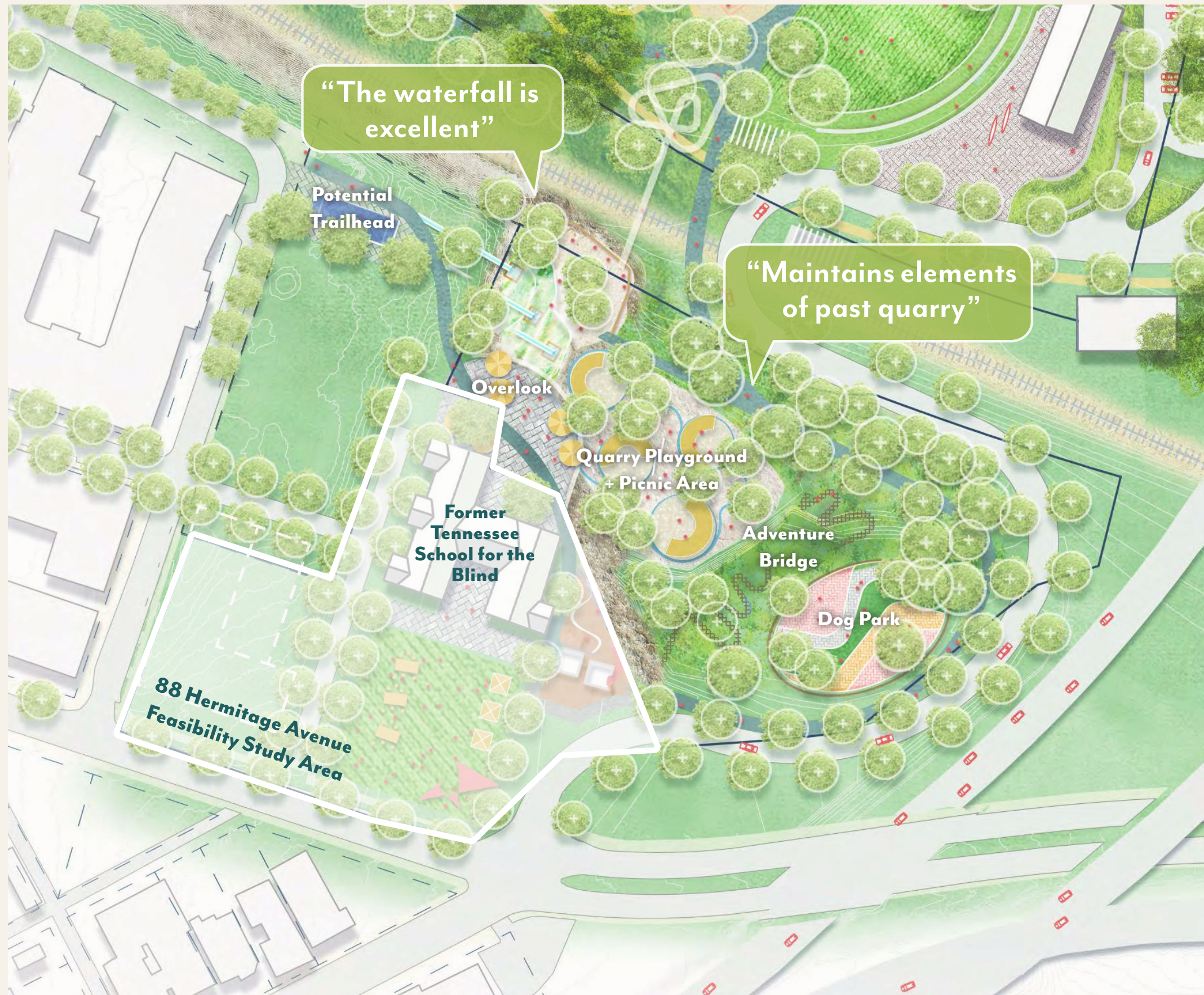
Recommended Phase One Focus!

The Quarry

Beneath the Bridge

88 Hermitage Avenue
Feasibility Study Area

The Quarry



ADVENTURE BRIDGE

London, UK



QUARRY PLAYGROUND

London, UK



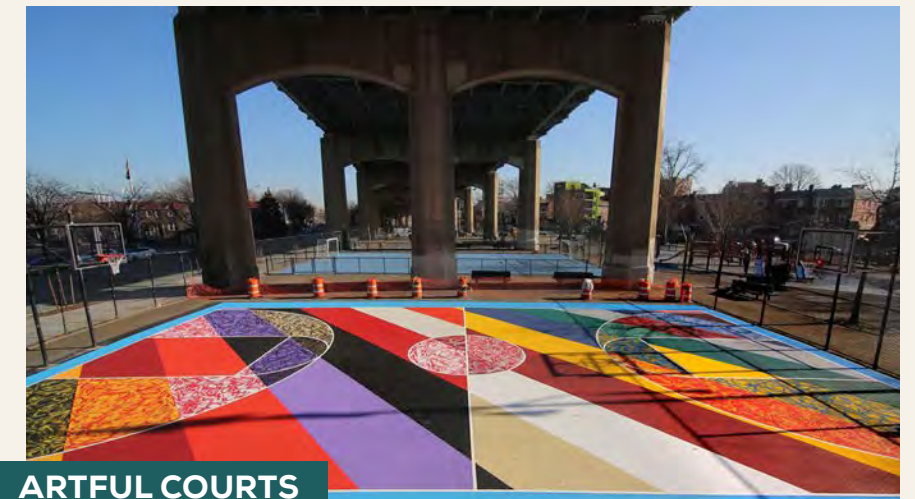
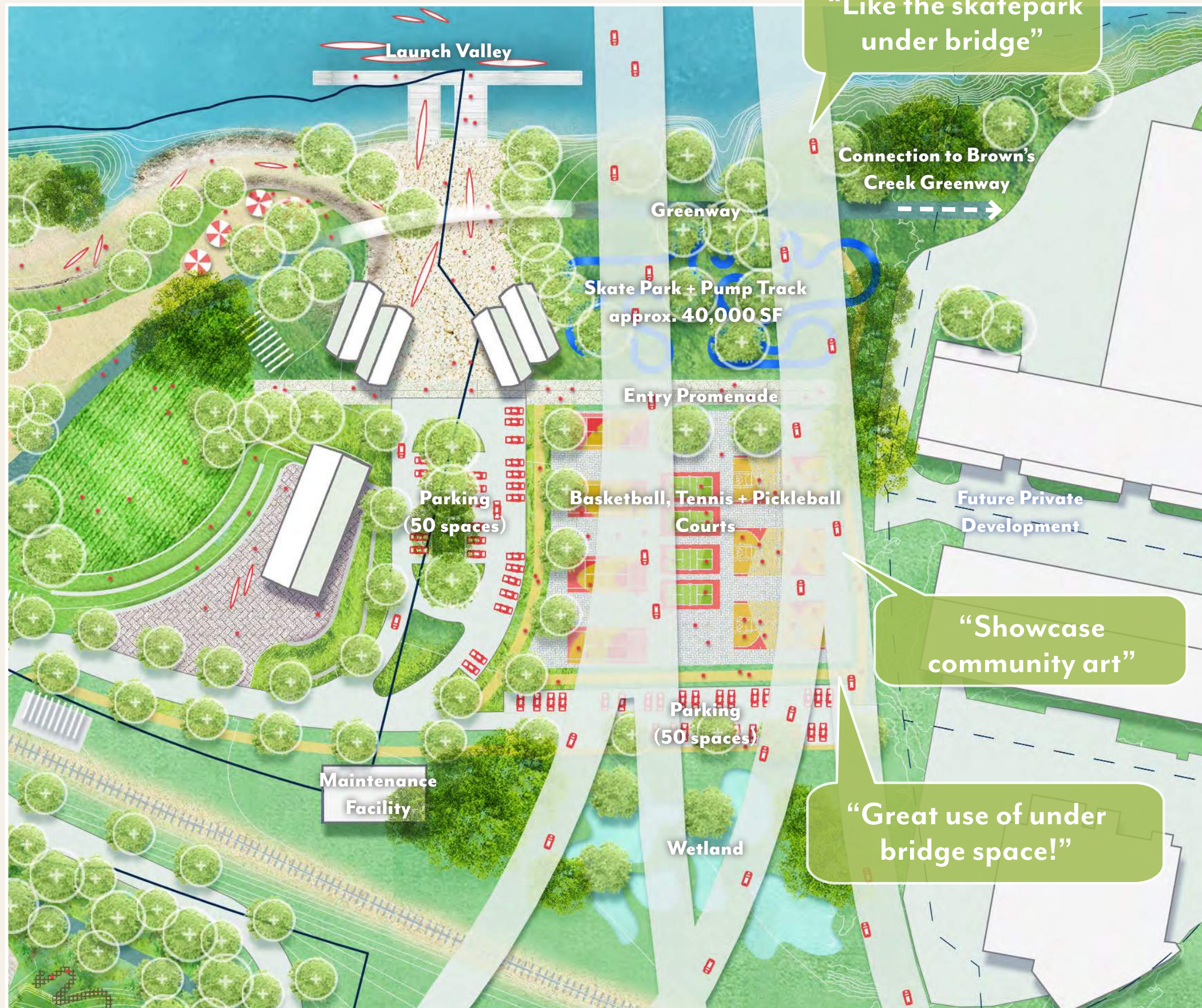
WATER FEATURE

Sandwich, MA



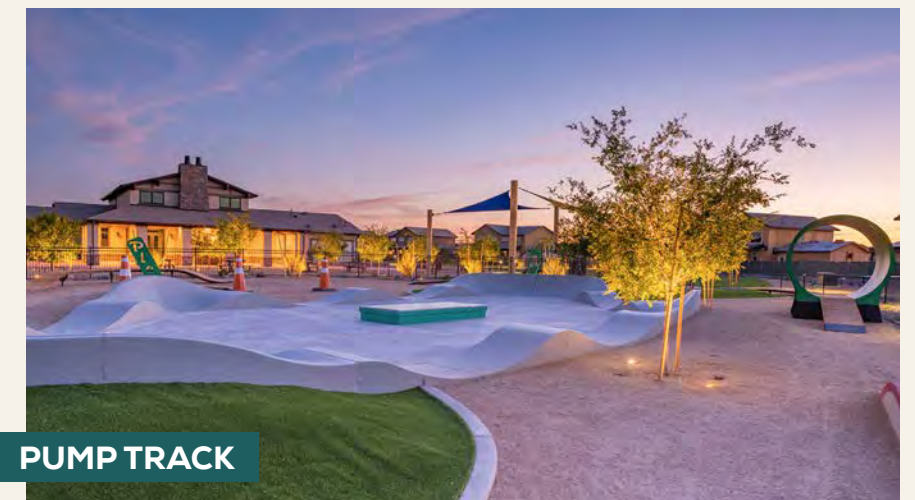
QUARRY NATURE PLAYGROUND

Beneath the Bridge



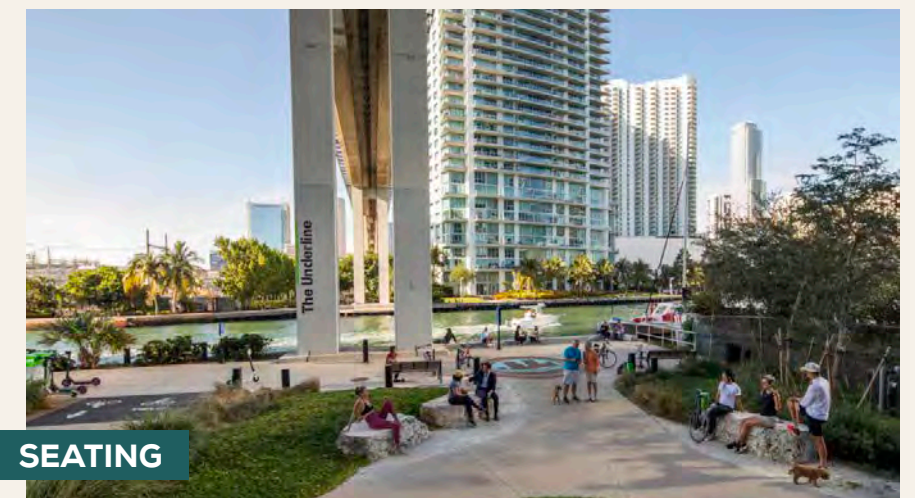
ARTFUL COURTS

New York, NY



PUMP TRACK

Fallon, NV



SEATING

Miami, FL



BENEATH THE BRIDGE

The Heart



ROCK WALLS

New York, NY



RIVERFRONT BEACH

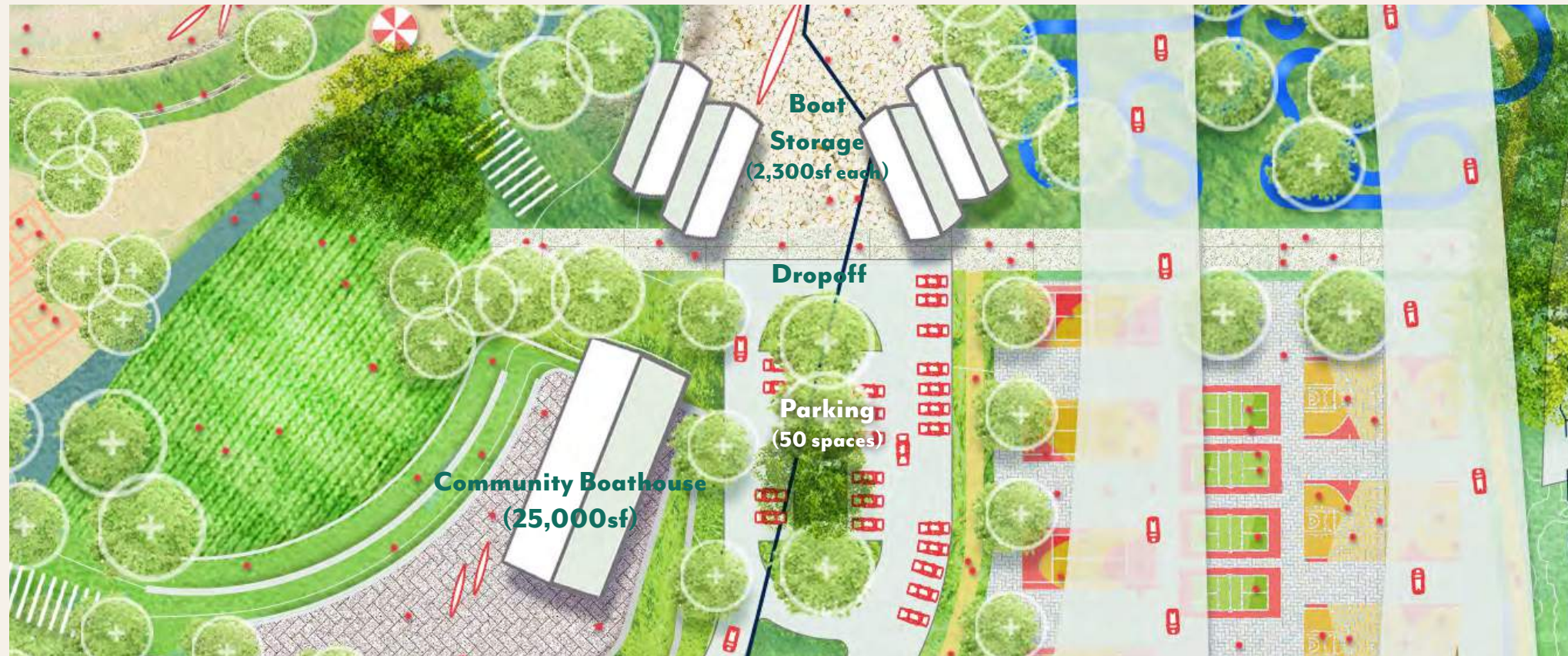
Sweden



KAYAK PROMENADE

Chicago, IL

The Boathouse



ROWING FACILITY, JULIAN B. LANE PARK, Tampa, FL



BOAT STORAGE, CAMBRIDGE COMMUNITY ROWING, CAMBRIDGE, MA



KAYAK RENTAL + SWIM LESSONS, LAKE OLATHE, OLATHE, KS



BOAT HOUSE CAFE, FOREST PARK, ST. LOUIS, MO



BOAT HOUSES, CLARK PARK, CHICAGO, IL



ROW NEW YORK, HARLEM, NY



BOAT HOUSE RESTAURANT, CENTRAL PARK, NEW YORK, NY

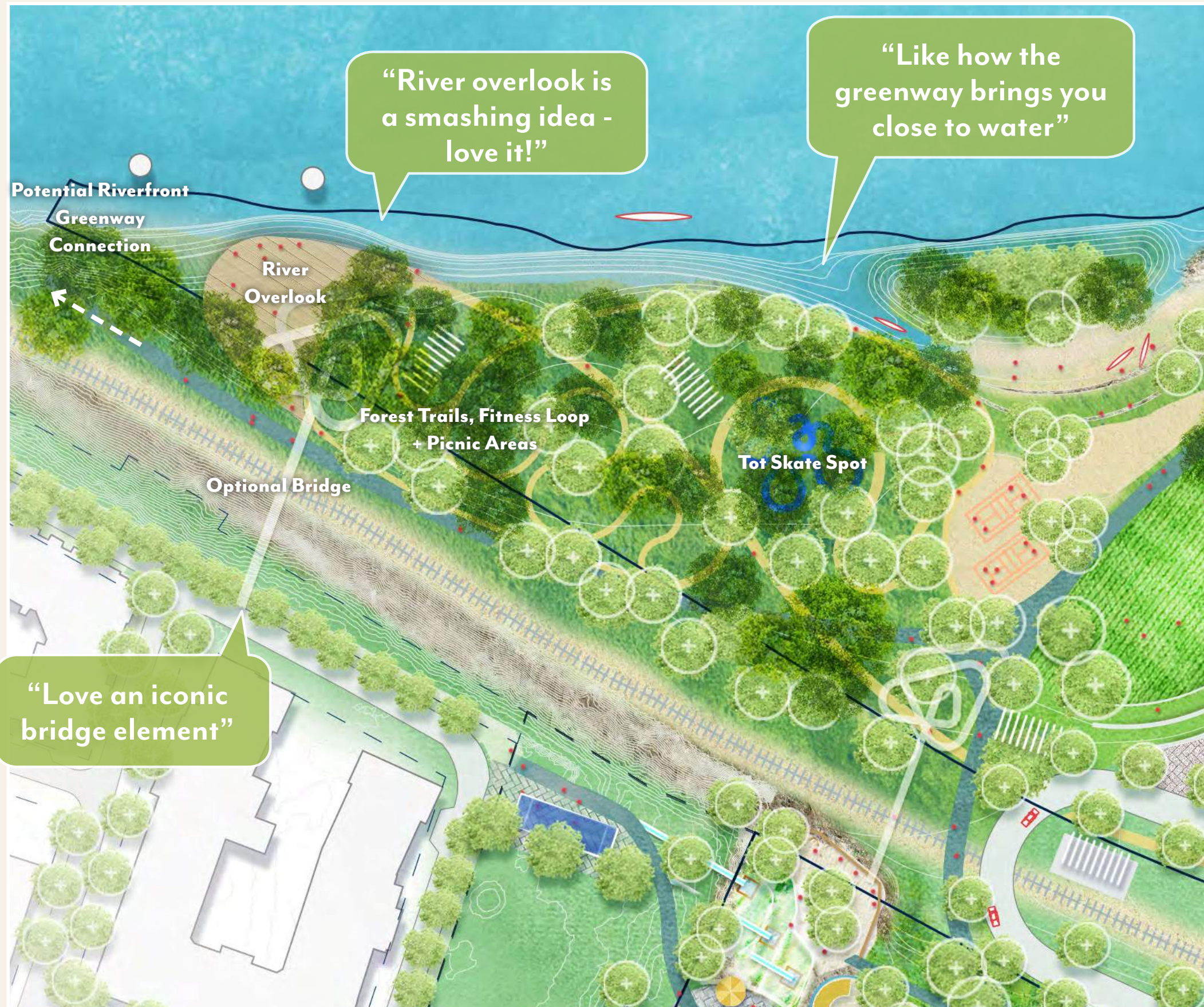


BOAT HOUSE, BROOKLYN BRIDGE PARK, BROOKLYN, NY



LAUNCH VALLEY

The Forest



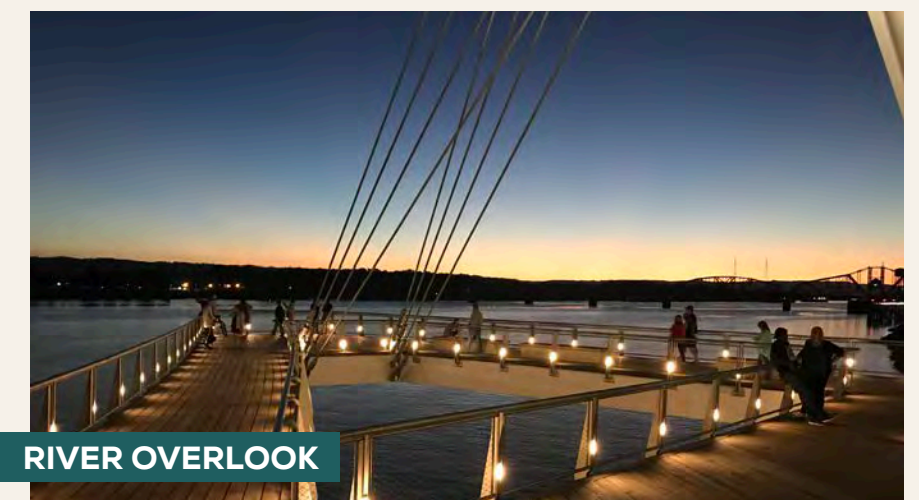
OPTIONAL BRIDGE

Netherlands



TOT SKATE SPOT

Somerville, MA



RIVER OVERLOOK

Vancouver, BC



KAYAK LAUNCH

Greenway Connections

Potential Future Connection to Downtown

Connection to Brown's Green Greenway

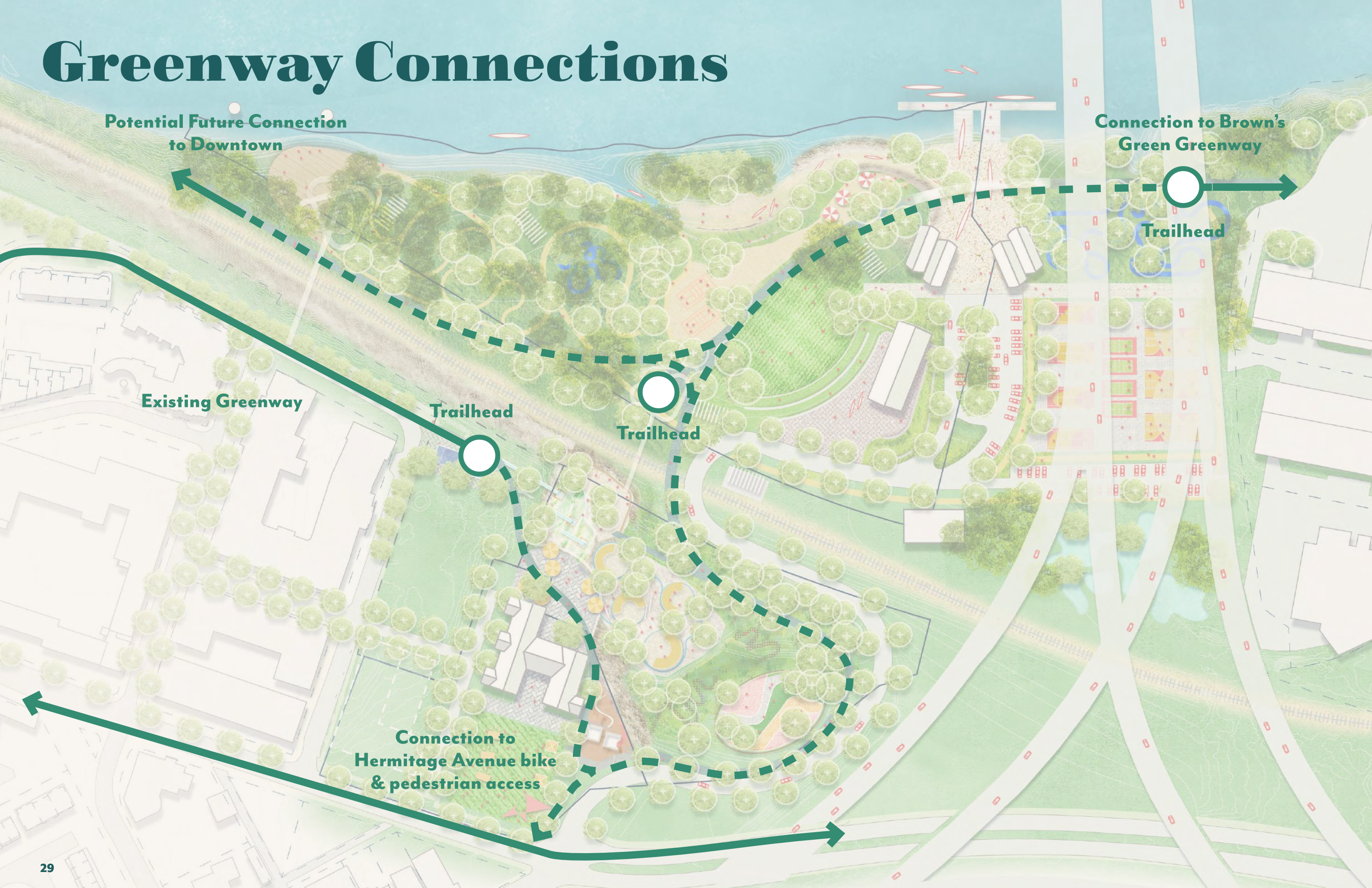
Existing Greenway

Trailhead

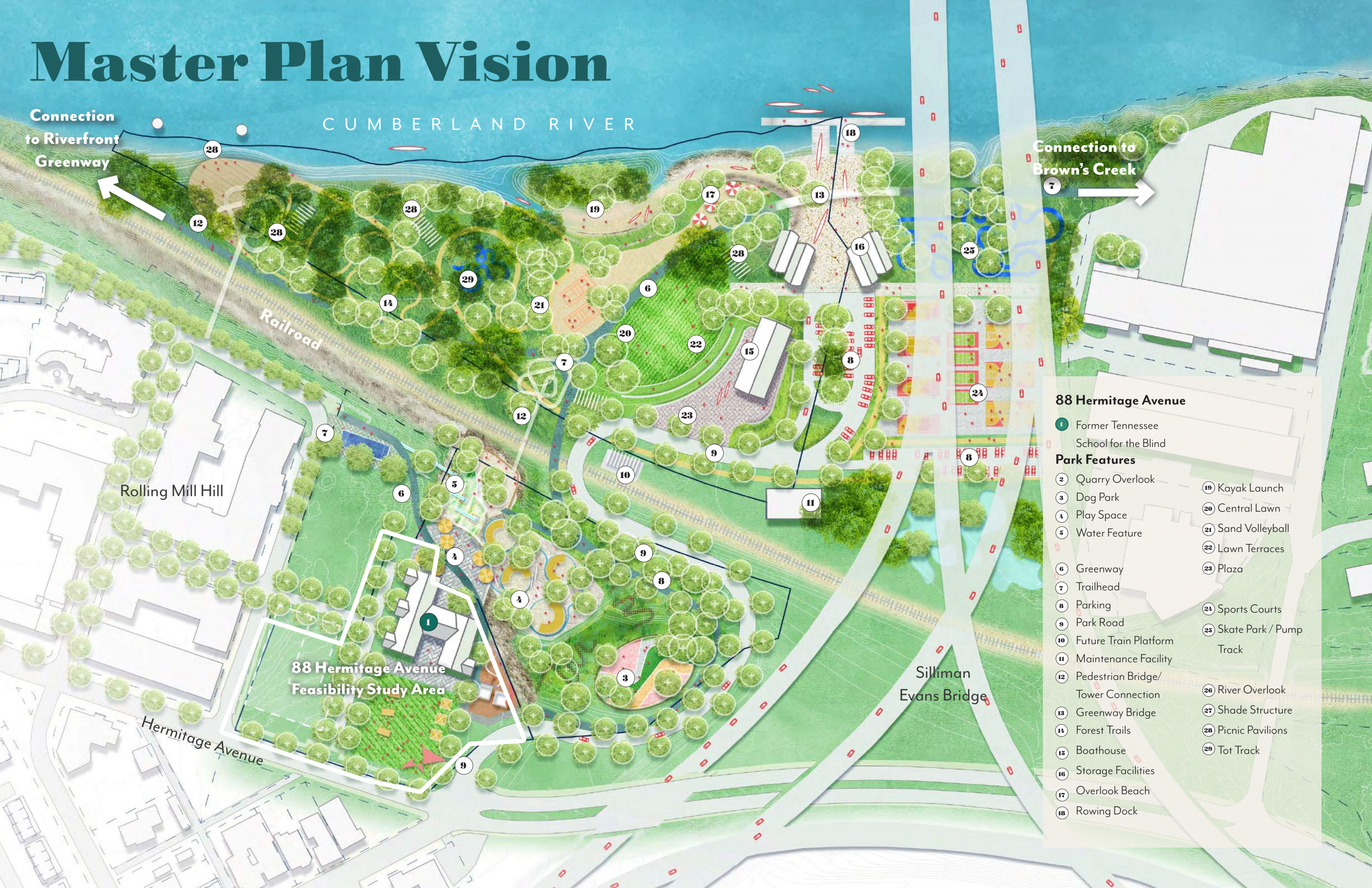
Trailhead

Trailhead

Connection to Hermitage Avenue bike & pedestrian access



Master Plan Vision



Connection to Riverfront Greenway

CUMBERLAND RIVER

Connection to Brown's Creek

Railroad

Rolling Mill Hill

88 Hermitage Avenue Feasibility Study Area

Silliman Evans Bridge

Hermitage Avenue

88 Hermitage Avenue

- 1 Former Tennessee School for the Blind

Park Features

- 2 Quarry Overlook
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Implementation

Forecast

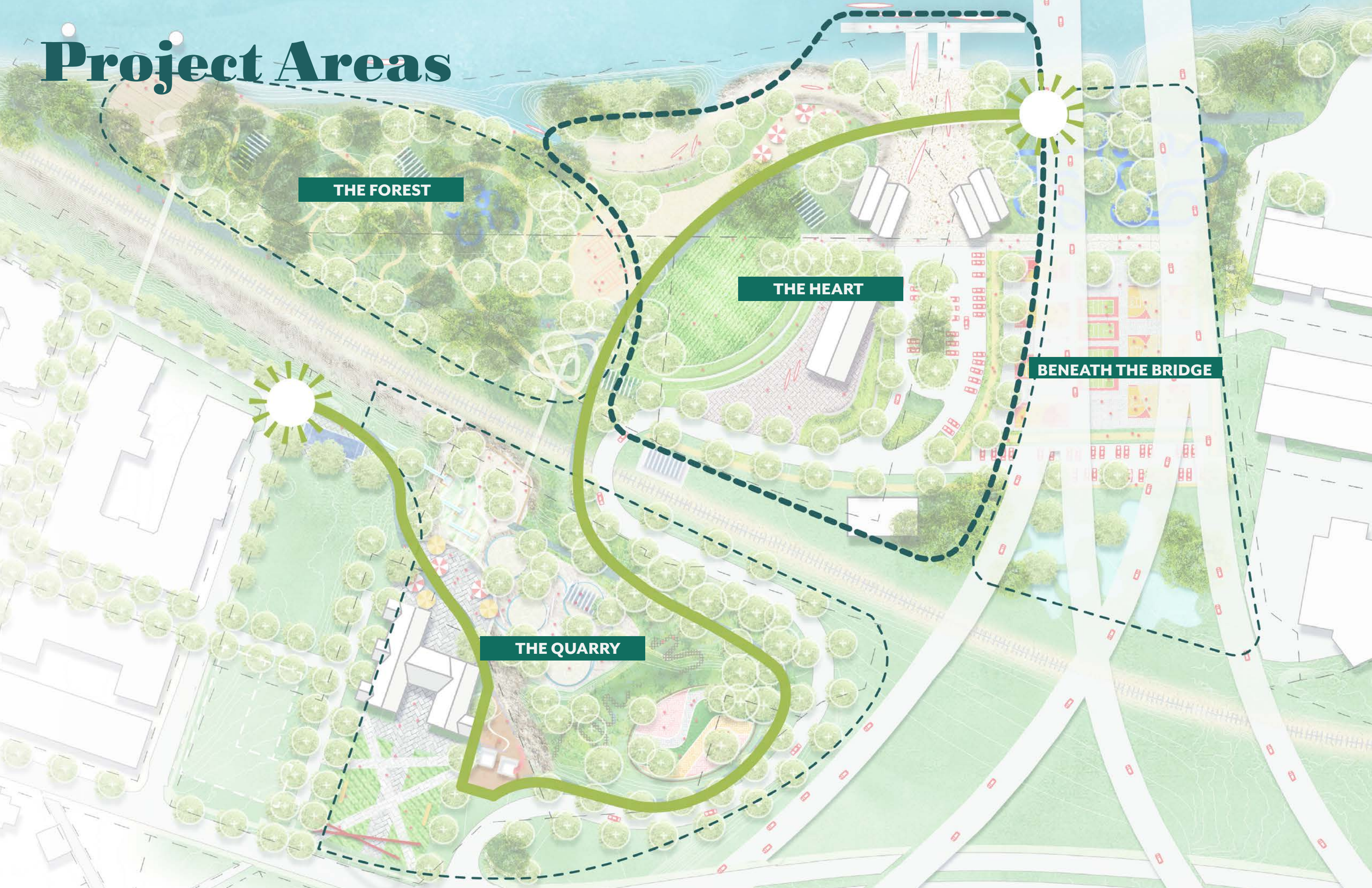
Project Areas

THE FOREST

THE HEART

BENEATH THE BRIDGE

THE QUARRY



Recommended

Phase One

Approx. 14 acres
Design time: 12-18 months

Total Master Plan Cost **\$70M**

Phase One Cost **\$45M**

Cost of Phase One, Park Only **\$21M**

Cost of Boat House and Rowing Facilities **\$24M**



88 Hermitage

Feasibility Study

An aerial photograph of a city area, featuring a complex highway interchange on the right side. The city buildings and streets are visible on the left and bottom. A large, dark, wooded area is situated in the upper center. The text '88 Hermitage' is overlaid in white serif font, and 'COMMUNITY MEETING - 01.10.2023' is overlaid in a smaller white sans-serif font below it. There are two white L-shaped corner brackets: one in the top right and one in the bottom left.

88 Hermitage

COMMUNITY MEETING - 01.10.2023

Meeting Agenda

01

WELCOME

02

PROJECT
GOALS

03

PROJECT
STUDY

04

TIMELINE

05

BREAKOUT

Study Goals

01 Assess the adaptive reuse of the existing building and its potential uses and estimated associated costs.

02 Assess the potential to develop multifamily housing on the property.

03 Ensure compatibility and seamless connectivity with Wharf Park.

04 Assess parking and circulation needs for the school building, housing, and Wharf Park.

05 Engage with Community to determine desires and goals for the area.

Our Team



HASTINGS

&



and Key Partners



Study Scope



Study Scope

88 HERMITAGE



Tennessee School for the Blind

88 Hermitage Avenue



Tennessee School for the Blind

Completed in 1944

Part of the multi-building campus for the Tennessee School for the Blind

In 1952, TSB relocated its main (white) campus to a new facility in Donelson and relocated its segregated "Colored Department" to this building.

Repurposed for state offices in 1965

"Tennessee School for the Blind – History and Significance"
by Robbie D. Jones

Study Timeline



An aerial photograph of a city, likely Nashville, Tennessee, showing a complex highway interchange on the right side. The image is dark and semi-transparent, with white text overlaid in the center. The text reads "Please contact us at metrohousing@nashville.gov". The background shows a mix of urban buildings, parking lots, and a large wooded area in the upper center.

Please contact us at
metrohousing@nashville.gov

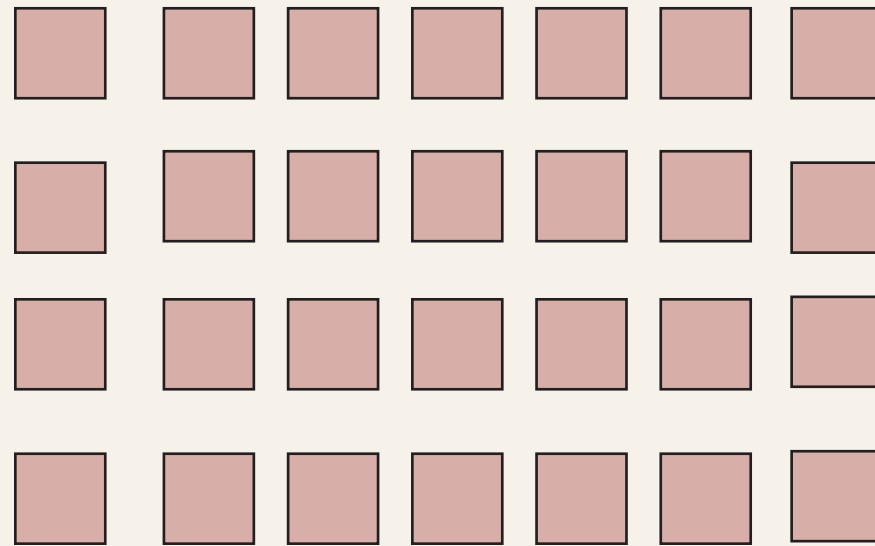
Let's Discuss!

SIGN IN



5-10 MINS

PRESENTATION

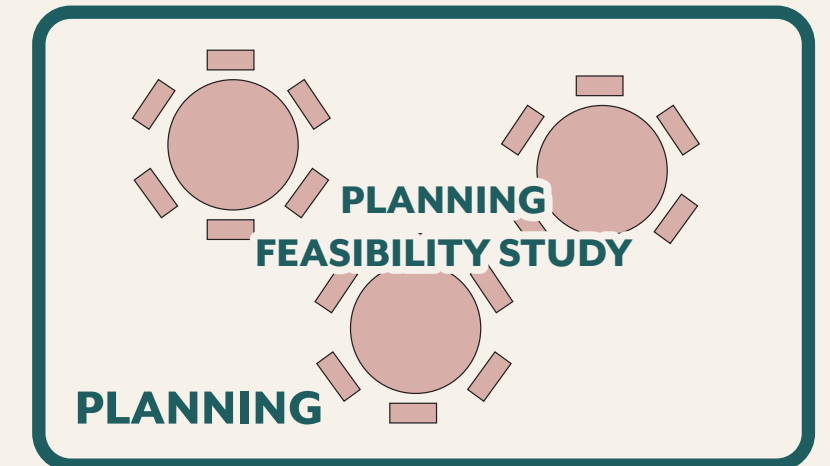
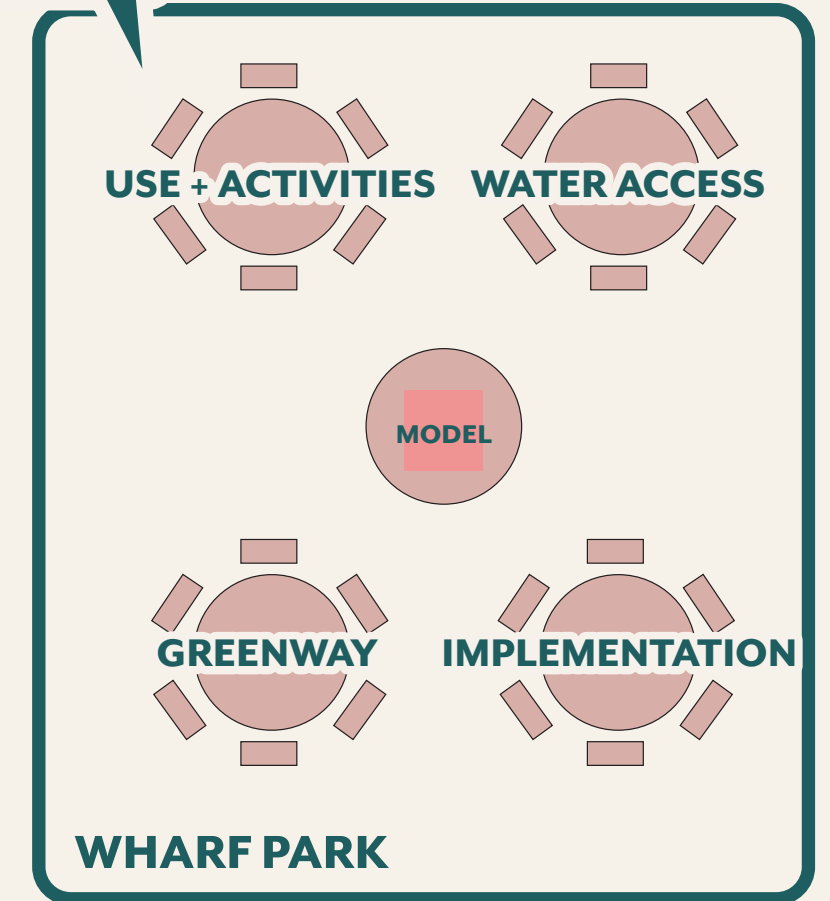


15 MINS: WHARF PARK

10 MINS: 88 HERMITAGE FEASIBILITY STUDY

OPEN HOUSE

JOIN US!



55 MINS