

# EDGEHILL *NEIGHBORHOOD PLAN*

MEETING #1

## COMMUNITY LISTENING SESSION

TUESDAY, FEB. 28

METRO  
NASHVILLE  
PLANNING  
DEPARTMENT

# TONIGHT'S AGENDA

## Presentation

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Welcome and Introductions

What is the Edgehill Neighborhood Plan?

Building on Previous Work

Open House Areas: We Want to Hear  
from You!

## Open House

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Memory Mapping

Story Station

Edgehill's Community Values

Impacting Change

# WELCOME AND INTRODUCTIONS



# METRO NASHVILLE PLANNING DEPARTMENT

# PROJECT TEAM

**Gensler**

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Master planning, urban design, and project management.



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Community engagement and coalition building.



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Real estate and market analysis.

**Sam  
Schwartz**

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Transportation planning.

# Gensler

architecture, urban planning  
and interior design firm.



**57**

YEARS IN BUSINESS

**52**

OFFICES GLOBALLY

**28**

AREAS OF PRACTICE

**5500+**

EMPLOYEES NETWORKED  
AROUND THE WORLD

a local office in Nashville



# Gensler

## Cities + Urban Design

creates visionary + implementable plans that introduce mixed-income housing and other neighborhood amenities that strengthen disinvested communities



## Community Engagement

we craft plans that are co-authored by residents, and capture the thinking and voices with residents who know their community best



A community meeting is taking place outdoors on a grassy area. A long table is covered with a large aerial map of the Edgemoor neighborhood. Several people are gathered around the table, examining the map and various informational cards. One card prominently displays the word "Farming" with a picture of a field. Other cards show images of buildings and streets. The map on the table is labeled with street names: "Honor St", "Wolcott Ave", "Winchester Ave", and "Damen Ave". A large white question mark is overlaid on the right side of the image.

# WHAT IS THE EDGEHILL NEIGHBORHOOD PLAN?

# nashvillenext growth & preservation concept map

- Green network**
  - Natural and rural areas that provide natural resources (like farming), ecological services (like cleaning air and water), and passive and active recreation opportunities. They also include sensitive natural features that can be disturbed or destroyed by development or that pose a health or safety risk when developed (such as steep slopes and floodplains).
  - OPEN SPACE ANCHOR
  - AREA MISSING OPEN SPACE ANCHOR
- Neighborhood**
  - Primarily residential areas offering a mix of housing types and character, with smaller civic and employment areas and small neighborhood centers. Neighborhoods have different character, depending on the context (rural, suburban, urban, or downtown).
- High capacity transit corridor**
  - A framework of more intense housing and commercial areas along major roadways with more frequent transit service.
  - IMMEDIATE NEED: Routes with near-term improvements to transit service.
  - LONG-TERM NEED: Routes for longer-term improvements to transit service.
  - CONNECTION TO REGIONAL TRANSIT
- Center**
  - Pedestrian-friendly areas with frequent transit service that contain a dense mix of homes, shops, jobs, and parks, as well as services, schools, and cultural amenities.
  - TIER ONE: These centers are the focus of coordinated investments to shape growth and support increased transit service in the next ten years.
  - TIER TWO: These centers receive some investments to manage growth, though less than Tier One centers.
  - TIER THREE: These centers show areas that could receive coordinated investments in response to opportunities identified by the private sector.
- Transitions & infill**
  - Higher density housing that is appropriate along and around corridors and centers to provide a harmonious connection to surrounding neighborhoods.
- Special impact area**
  - Special impact areas include intense industrial areas, airports, landfills, and other uses that should be kept separate from homes.

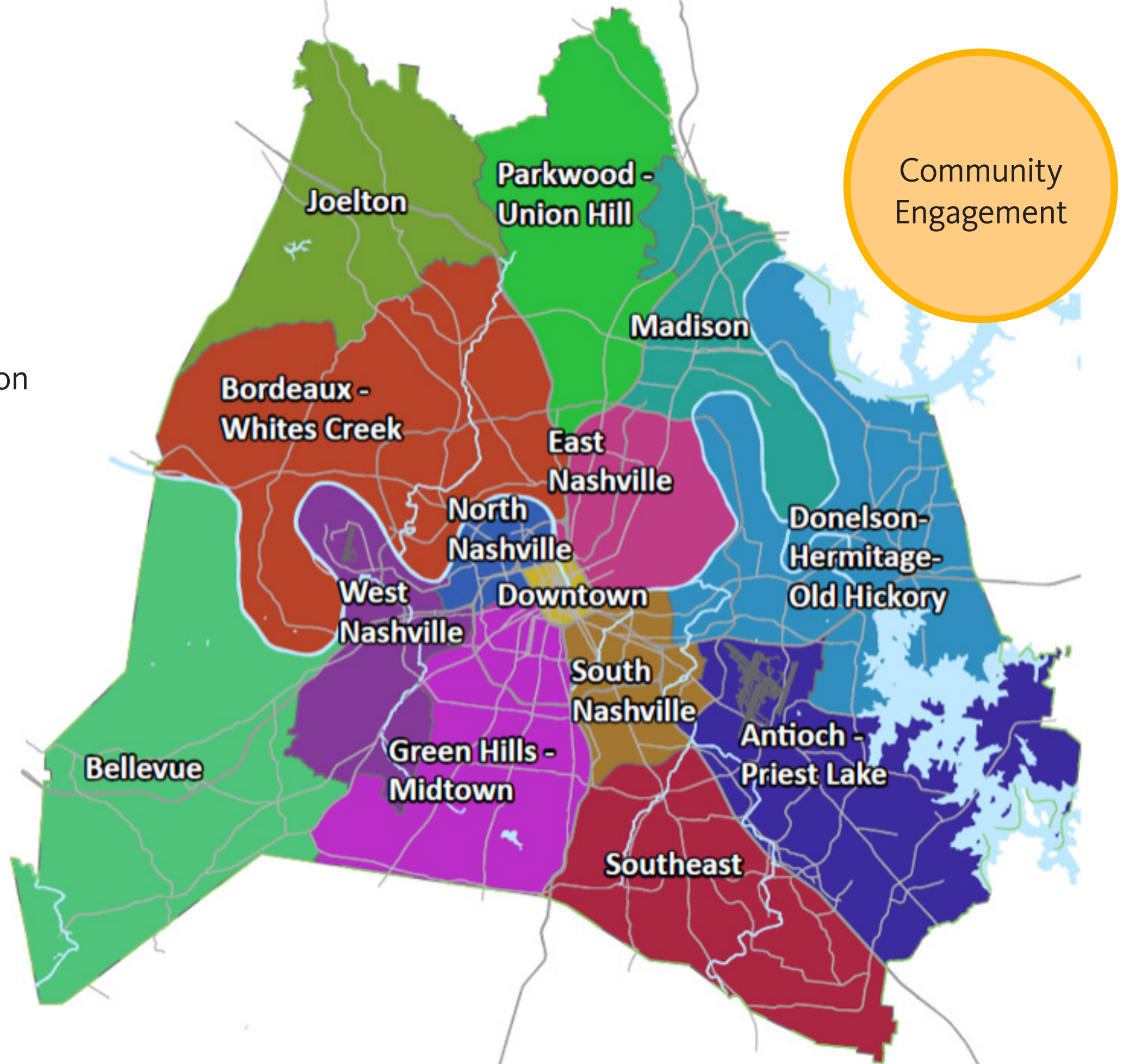
Community Engagement

# NASHVILLE NEXT



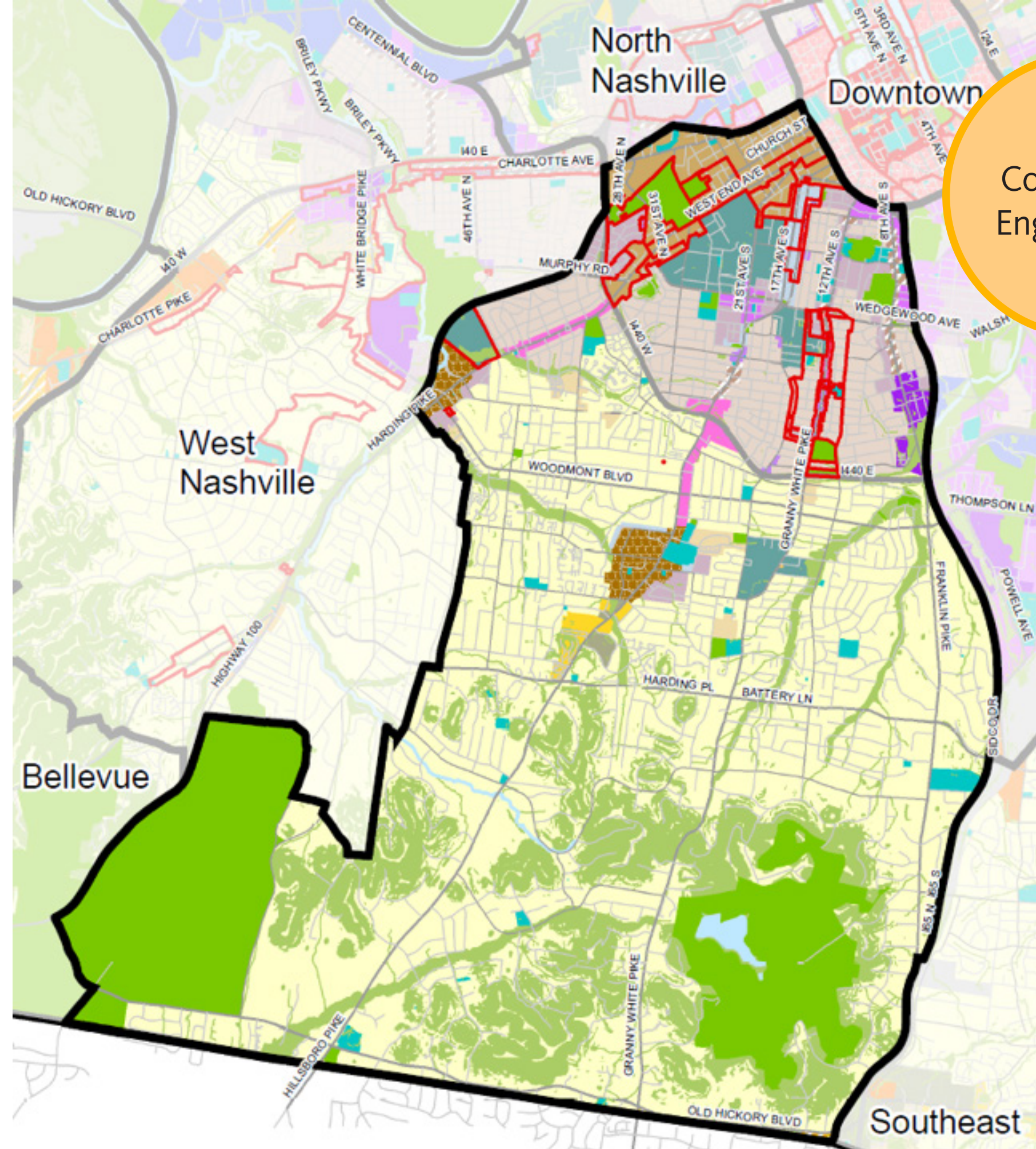
# COMMUNITY PLANS

- Policy documents, not regulatory
- Establish community's vision for growth, development and preservation
- Apply development or community character policies to all properties
- Guide zoning, subdivision and infrastructure decisions



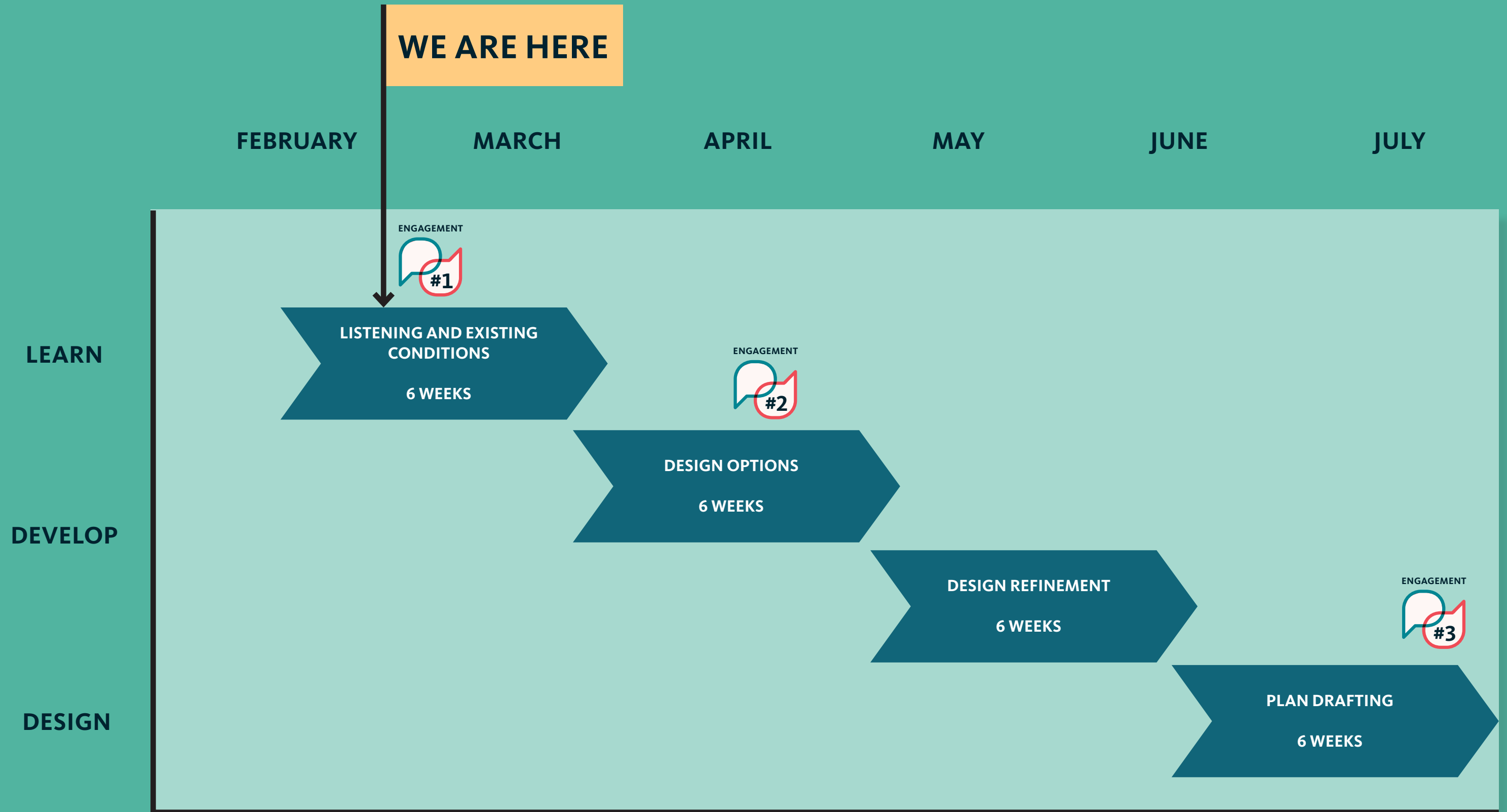
# SMALL AREA PLANS

- Define vision and goals at the neighborhood or corridor scale
- Provide detailed land use, development and design policies for specific areas
- Recommend parks, open space, public facilities, and transportation improvements



Community Engagement

# PROJECT TIMELINE



# STUDY BOUNDARY



# PROJECT TIMELINE

## What We've Done So Far

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Introductory site visit

Developing existing conditions

Survey of past plans

Meetings with NDOT, MDHA, and Metro Parks

## Next Steps

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Finalize existing conditions

Begin market analysis

# KEY TOPICS THE PLAN WILL TOUCH ON



Development



Housing



Mobility



Open Space

# KEY TOPICS THE PLAN WILL TOUCH ON



Anti-Displacement



Affordability



Cultural Preservation



Strategic Partnerships

# BUILDING ON PREVIOUS WORK

An aerial photograph of a city neighborhood. In the center, a large, modern apartment complex with multiple stories and a mix of brick and light-colored panels is prominent. It has a central courtyard area. Surrounding this complex are older, smaller buildings, some with gabled roofs. The area is interspersed with green trees and grassy spaces. The overall scene depicts a dense urban environment with a mix of old and new architecture.

**2019**

**ENVISION EDGEHILL  
APARTMENTS  
TRANSFORMATION PLAN**



# BUILDING ON PREVIOUS WORK



**2003**  
**EDGEHILL NEIGHBORHOOD STUDY**  
CIVIC DESIGN CENTER



**2005**  
**EDGEHILL DETAILED NEIGHBORHOOD DESIGN PLAN**



**2018**  
**NASHVILLE PROMISE ZONES: EDGEHILL SUBZONE 2**



**2018**  
**EDGEHILL CONSERVATION ZONING DESIGN GUIDELINES**

# BUILDING ON PREVIOUS WORK



EXPANDED  
INTERPRETIVE CENTER

FORTIFICATION

ADVENTURE SCIENCE  
CENTER

INTERPRETIVE NODE

INTERPRETIVE NODE

MOWN REFLECTIVE  
PATHWAYS

NATIVE GRASSLANDS

NATIVE GRASSLANDS

INTERPRETIVE NODE

BASS STREET PLAZA

**2022**

**FORT NEGLEY MASTER  
PLAN**

# BUILDING ON PREVIOUS WORK

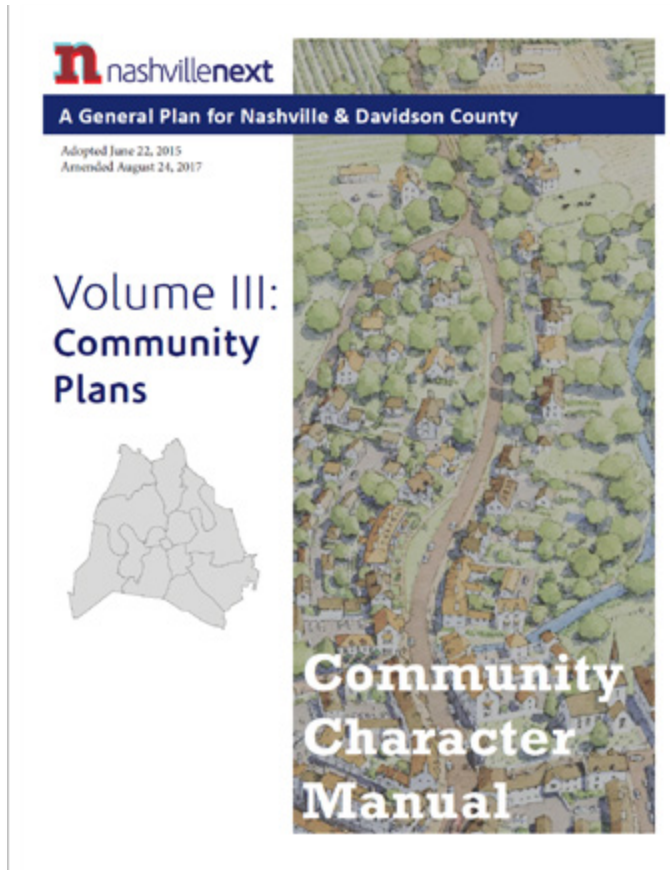
2016

## N'MOTION TRANSIT PLAN



2017

## NASHVILLE NEXT AND GREEN HILLS-MIDTOWN COMMUNITY PLAN



2017

## NASHVILLE PLAN TO PLAY: PARKS AND GREENWAYS MASTER PLAN



2022

## NDOT WALK N' BIKE PLAN





EDGEHILL ENVISIONED

METRO ARTS  
MICHIGAN OFFICE OF ARTS & CULTURE

JUSTICE · PEACE · UNITY · DIVERSITY

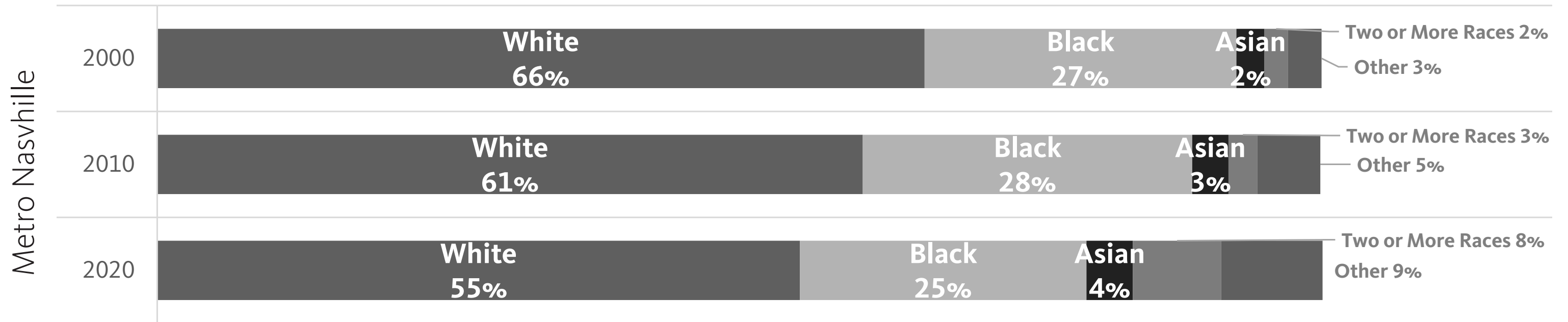
EDGEHILL

DeFord BAILEY

EDGEHILL

# NASHVILLE'S RACIAL MAKEUP

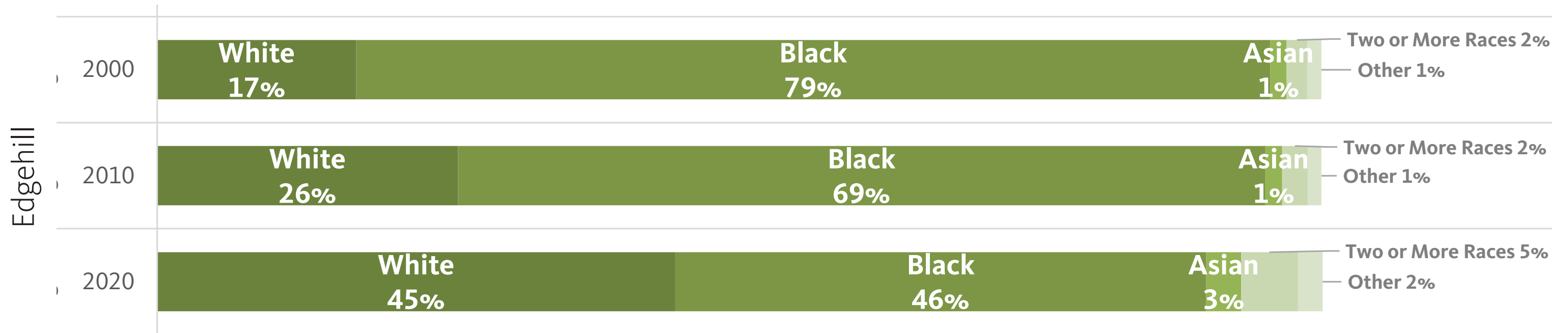
**Nashville is becoming more diverse.**



Sources: U.S. Census Bureau (2000, 2010, 2020 Decennial Census), ESRI, Social Explorer

# EDGEHILL'S RACIAL MAKEUP

**African American residents made up 79% of Edgell's population in 2000. Today they make up 46% of the population.**



Sources: U.S. Census Bureau (2000, 2010, 2020 Decennial Census), ESRI, Social Explorer

# HOUSING IN EDGEHILL

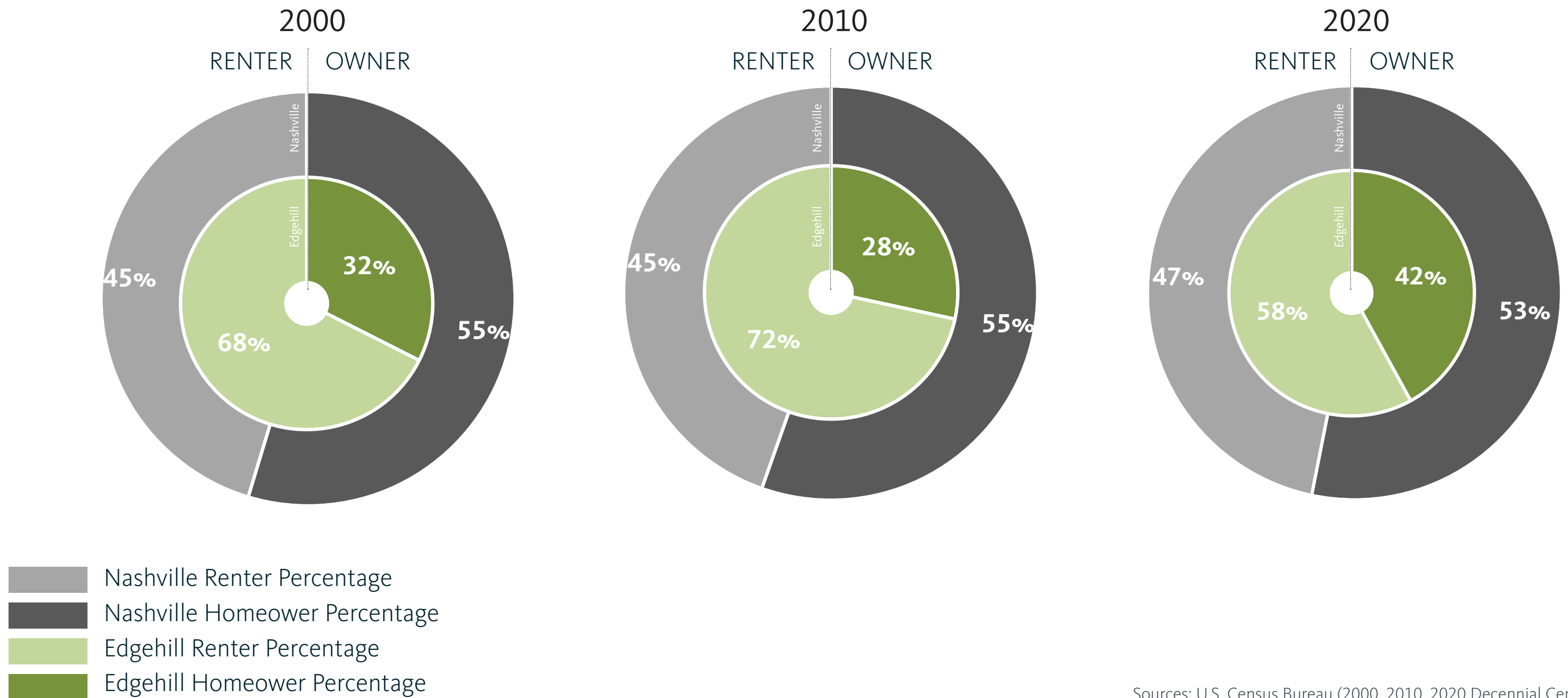
Housing units in Edgehill have increased by 50% since 2000.

	Metro Nashville	Edgehill
2000 Total Housing Units	<b>243,272</b>	<b>2,096</b>
2020 Total Housing Units	<b>316,363</b>	<b>3,007</b>

Sources: U.S. Census Bureau (2000, 2020 Decennial Census), ESRI

# HOMEOWNERSHIP IN EDGEHILL

Homeownership in Edgehill has increased by 10% in the last 20 years.



Sources: U.S. Census Bureau (2000, 2010, 2020 Decennial Census), ESRI



# COMMUNITY GROUPS

**EDGEHILL NEIGHBORHOOD PARTNERSHIP**

**EDGEHILL UNITED METHODIST CHURCH**

**THE SPOT**

**EDGEHILL VILLAGE NEIGHBORHOOD ASSOCIATION**

**POWER YOUTH**

**NASHVILLE PROMISE ZONE**

**ORGANIZED NEIGHBORS OF EDGEHILL (ONE)**

**EDGEHILL FAMILY RESOURCE CENTER**

**EDGEHILL NEIGHBORHOOD COALITION**

**NASHVILLE ORGANIZED FOR ACTION AND HOPE (NOAH)**

**RESIDENTS OF EDGEHILL AND GERNERT APARTMENTS**

**OPERATION STAND DOWN TENNESSEE**

**WATSON GROVE BAPTIST CHURCH**

**NEW HOPE BAPTIST CHURCH**

**KAYNE AVENUE MISSIONARY BAPTIST CHURCH**

**THE NEXT**  
*SIXTY MINUTES*



# MEETING NORMS



**PRIORITY TO CURRENT OR PAST EDGEHILL COMMUNITY MEMBERS**



**CHALLENGE IDEAS, NOT PEOPLE**



**TREAT OTHERS WITH RESPECT**



**SHARE THE AIR**

# AREA 1: MEMORY MAPPING AND STORY STATION



# AREA 2: EDGEHILL'S COMMUNITY VALUES



# AREA 3: IMPACTING CHANGE

for the site below



# **WAYS TO** *STAY INVOLVED*

**VISIT THE PROJECT WEBPAGE AT: [WWW.NASHVILLE.GOV/EDGEHILLSTUDY](http://WWW.NASHVILLE.GOV/EDGEHILLSTUDY)**

**ASK FRIENDS WHO MISSED THE MEETING TO FILL OUT THE SURVEY!**

**STAY TUNED FOR A FUTURE MEETING IN APRIL.**

**SIGN UP FOR PROJECT EMAIL UPDATES AT THE WELCOME TABLE.**