



EDGEHILL *NEIGHBORHOOD PLAN*

COMMUNITY MEETING #2

APRIL 25, 2023

PURPOSE OF THIS MEETING

A person wearing a grey t-shirt and a blue baseball cap with 'DALLAS' on it is writing on a whiteboard. The whiteboard is covered with colorful sticky notes (yellow, pink, blue, green) and has some text on it. The background is a blurred office or meeting room.

- Discuss the ideas and input shared so far
- Share data findings and emerging trends
- Zoom-in to focus on strategies for preserving and enhancing specific areas within Edgehill

MEETING NORMS



PRIORITY TO CURRENT OR PAST EDGEHILL COMMUNITY MEMBERS



CHALLENGE IDEAS, NOT PEOPLE



TREAT OTHERS WITH RESPECT



SHARE THE AIR

YOUR PARTICIPATION TONIGHT

EDGEHILL'S *COMMUNITY VALUES*



- Share specifics of your vision for Edgehill's future
- Brainstorm ideas for preserving Edgehill's unique character and history
- Help us understand your mobility and lifestyle patterns in and around Edgehill



EDGEHILL'S COMMUNITY VALUES



GUIDING PRINCIPLES

Plan for a Growing Neighborhood

Support a Mix of Housing Types

Enhance and Support Public Space

Diversify Jobs and the Local Economy



Maintain Cultural Diversity and Community Integrity

EMERGING CONVERSATIONS

- Grocery store
- Better protection and use of green space
- Developing William Edmondson homesite and garden
- More programs for older youth and seniors
- Affordable living: housing + places to eat
- Fix / pave 8th Avenue



An aerial photograph of a neighborhood is displayed on a long table outdoors. Several people are gathered around the table, looking at the map. Numerous small, colorful cards are pinned to the map with wooden sticks. The cards feature various images and text, including the word 'Farming' on a green card. The map shows a grid of streets with labels: 'Honore St', 'Wolcott Ave', 'Winchester Ave', and 'Damen Ave'. The background shows a grassy area and other people, suggesting a community meeting or public hearing.

EXISTING CONDITIONS & EMERGING THEMES

EMERGING THEMES *FOR EDGEHILL*

**CHANGING
DEMOGRAPHICS**

HOUSING

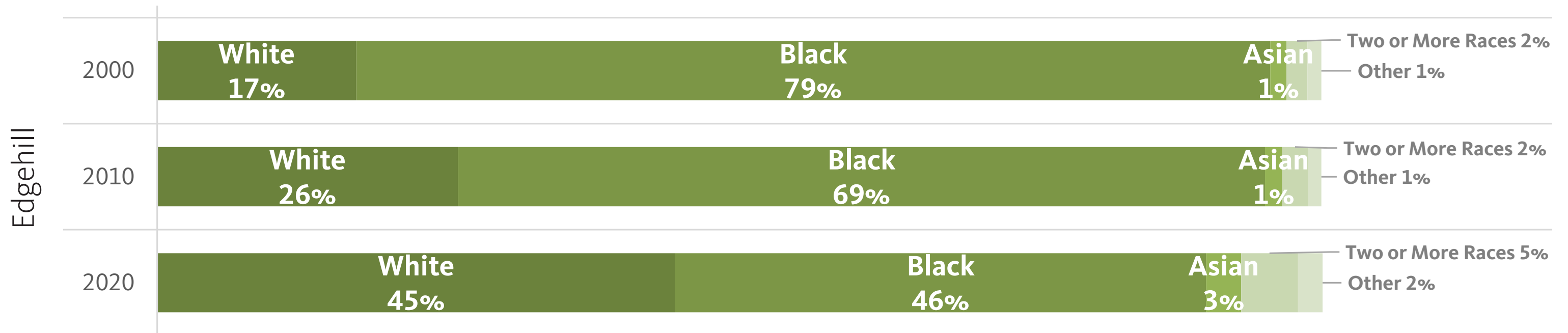
RETAIL

**TRANSPORTATION
+ MOBILITY**

**PUBLIC
SPACE**

RACIAL MAKEUP

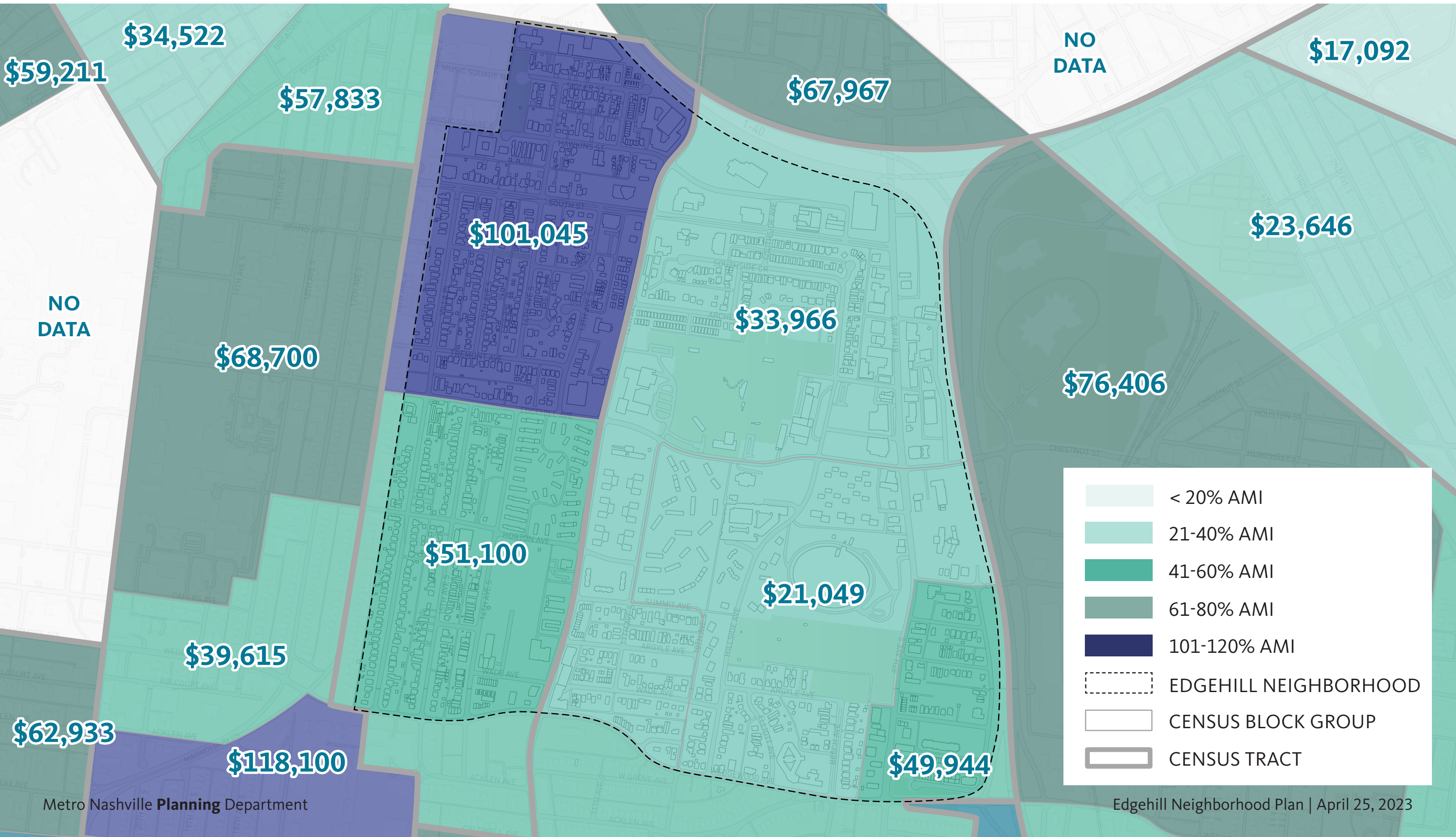
African American residents made up 79% of Edgehill's population in 2000. Today they make up 46% of the population.



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

MEDIAN HOUSEHOLD INCOME

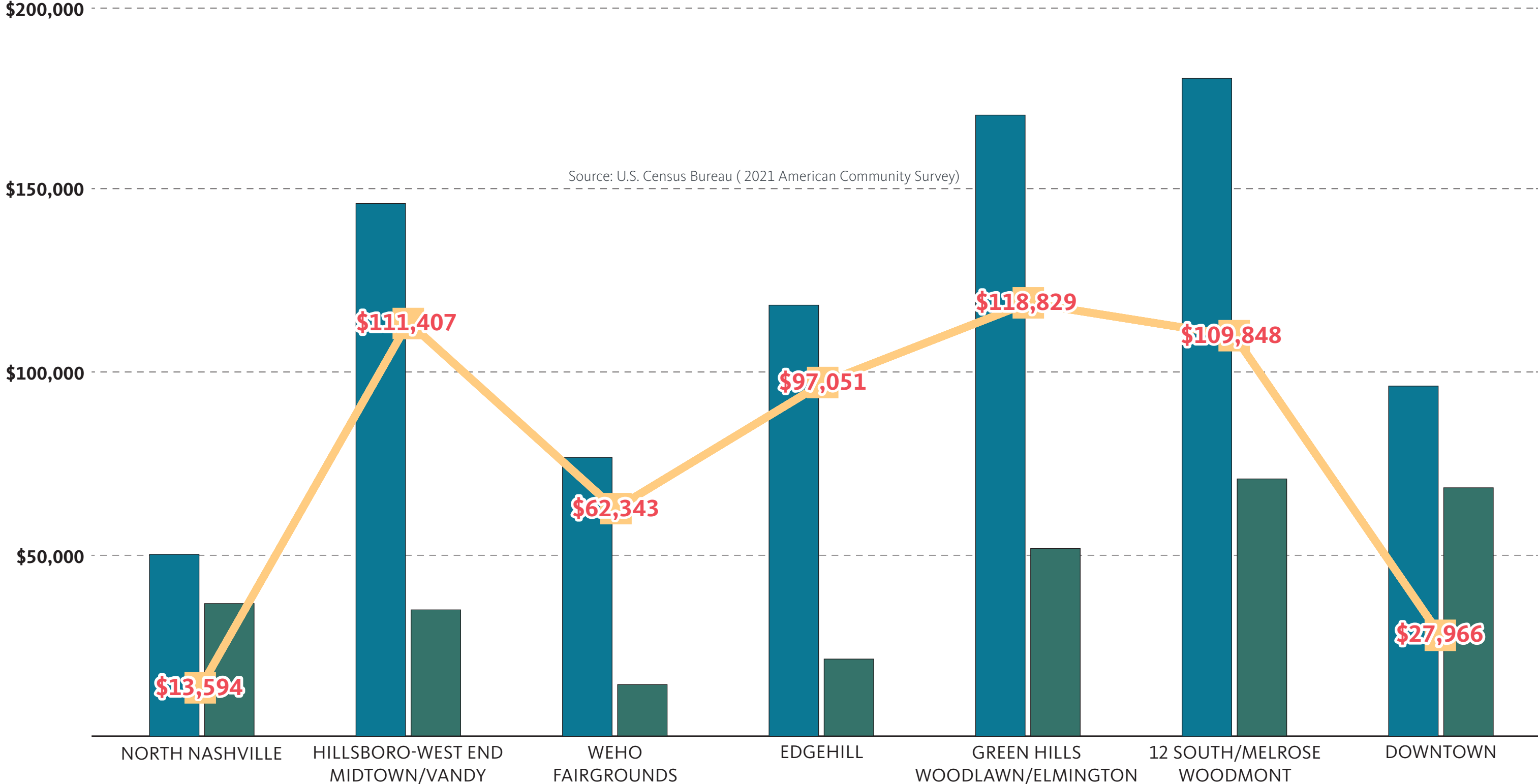
Source: U.S. Census Bureau (2021 American Community Survey)



	< 20% AMI
	21-40% AMI
	41-60% AMI
	61-80% AMI
	101-120% AMI
	EDGEHILL NEIGHBORHOOD
	CENSUS BLOCK GROUP
	CENSUS TRACT

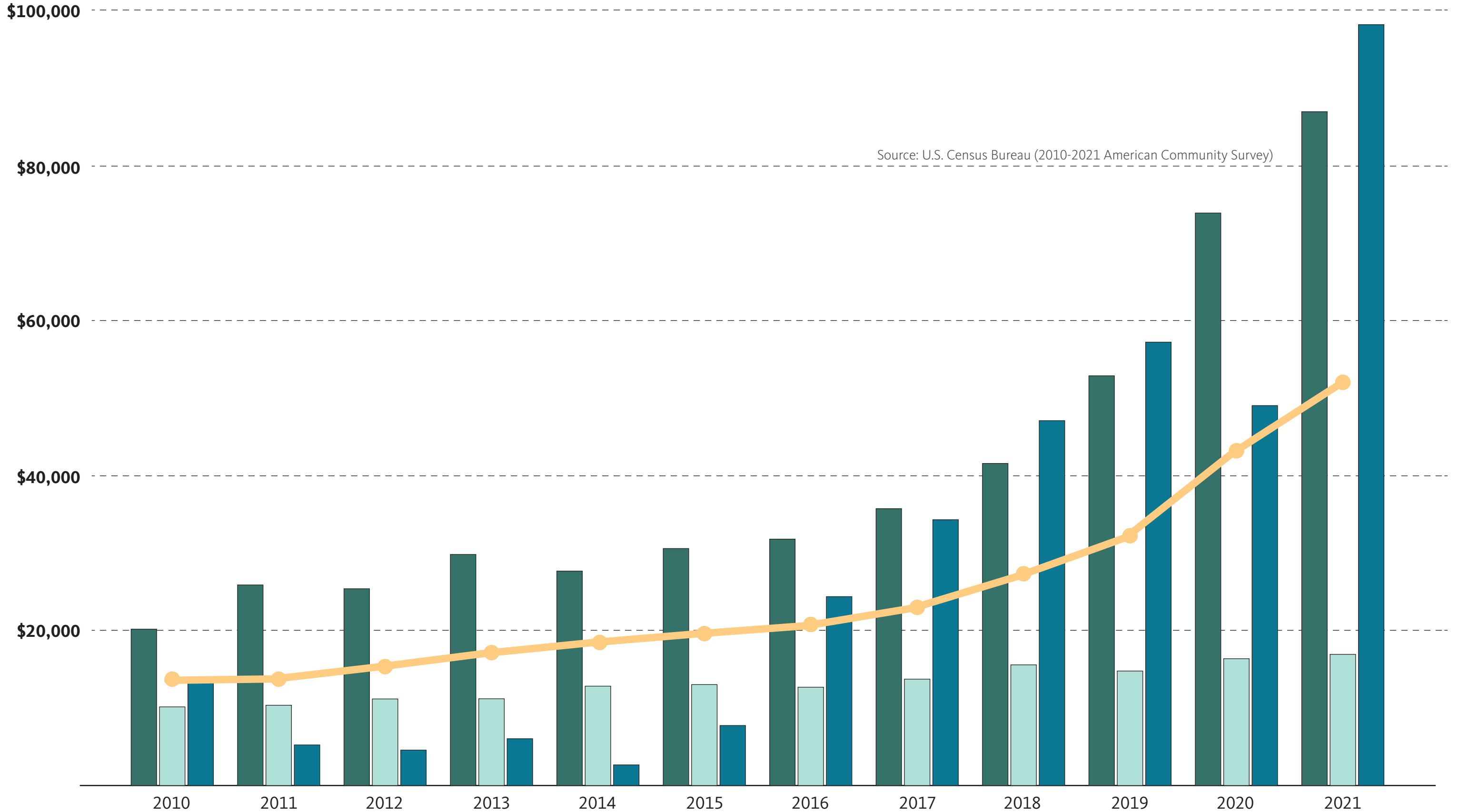
MEAN HOUSEHOLD INCOME RANGE

LOWEST INCOME
 HIGHEST INCOME
 INCOME RANGE



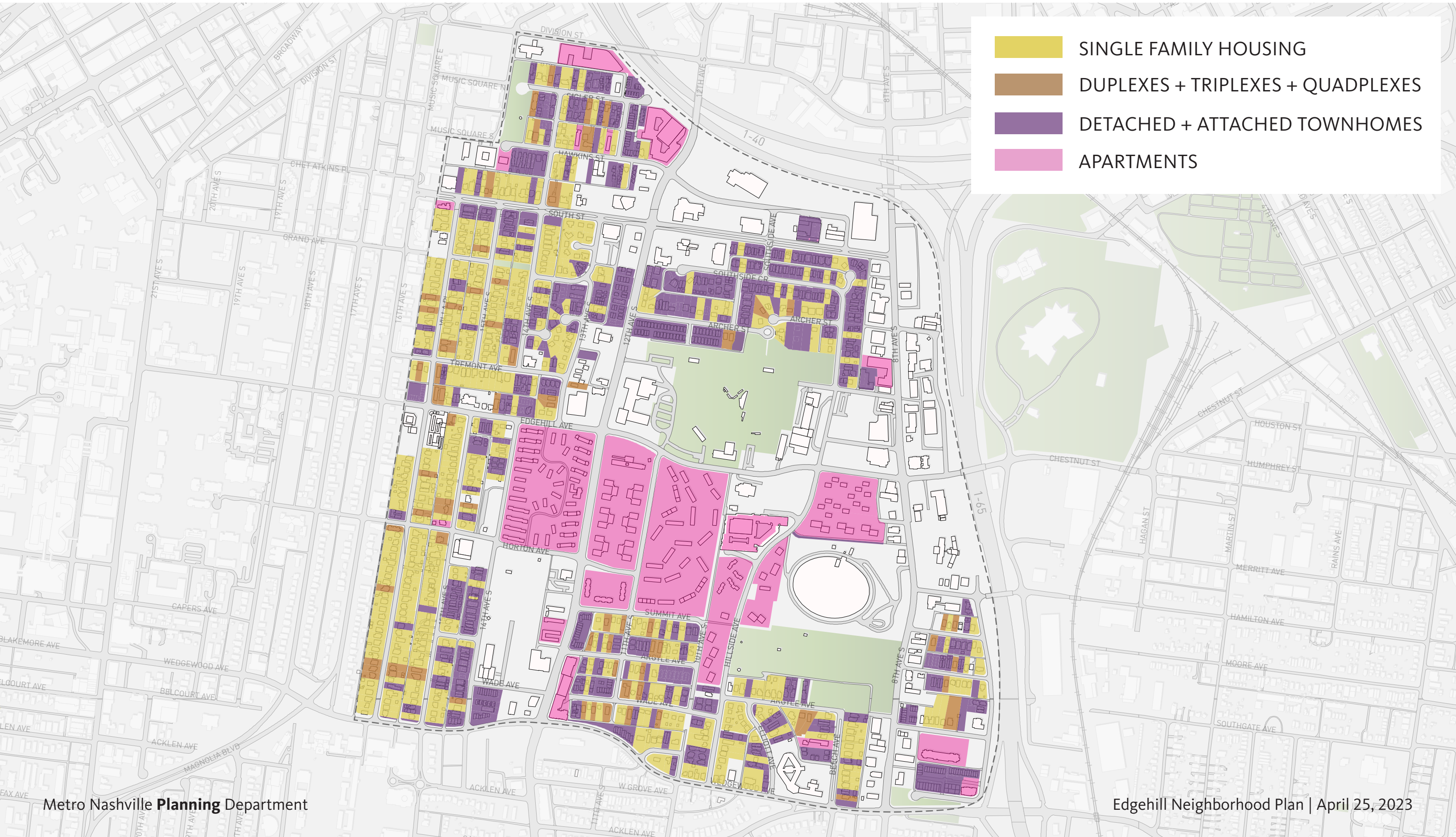
PER CAPITA INCOME IN EDGEHILL

- WHITE
- BLACK OR AFRICAN AMERICAN
- ASIAN
- OVERALL AVERAGE



HOUSING IN EDGEHILL

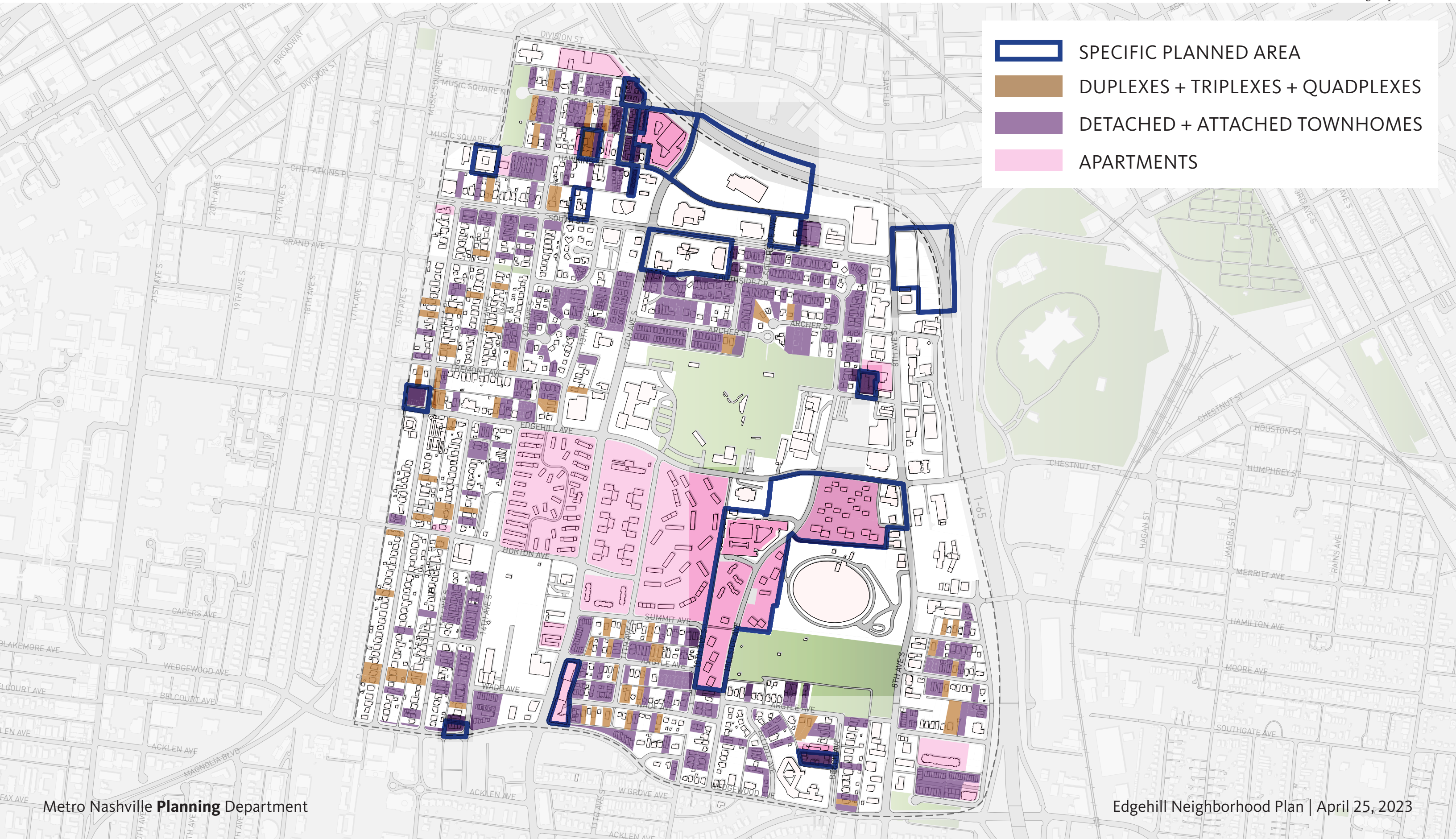
Source: Metro Nashville Planning Department







- SINGLE FAMILY HOUSING
- DUPLEXES + TRIPLEXES + QUADPLEXES
- DETACHED + ATTACHED TOWNHOMES
- APARTMENTS

EXPANSION OF MULTIFAMILY

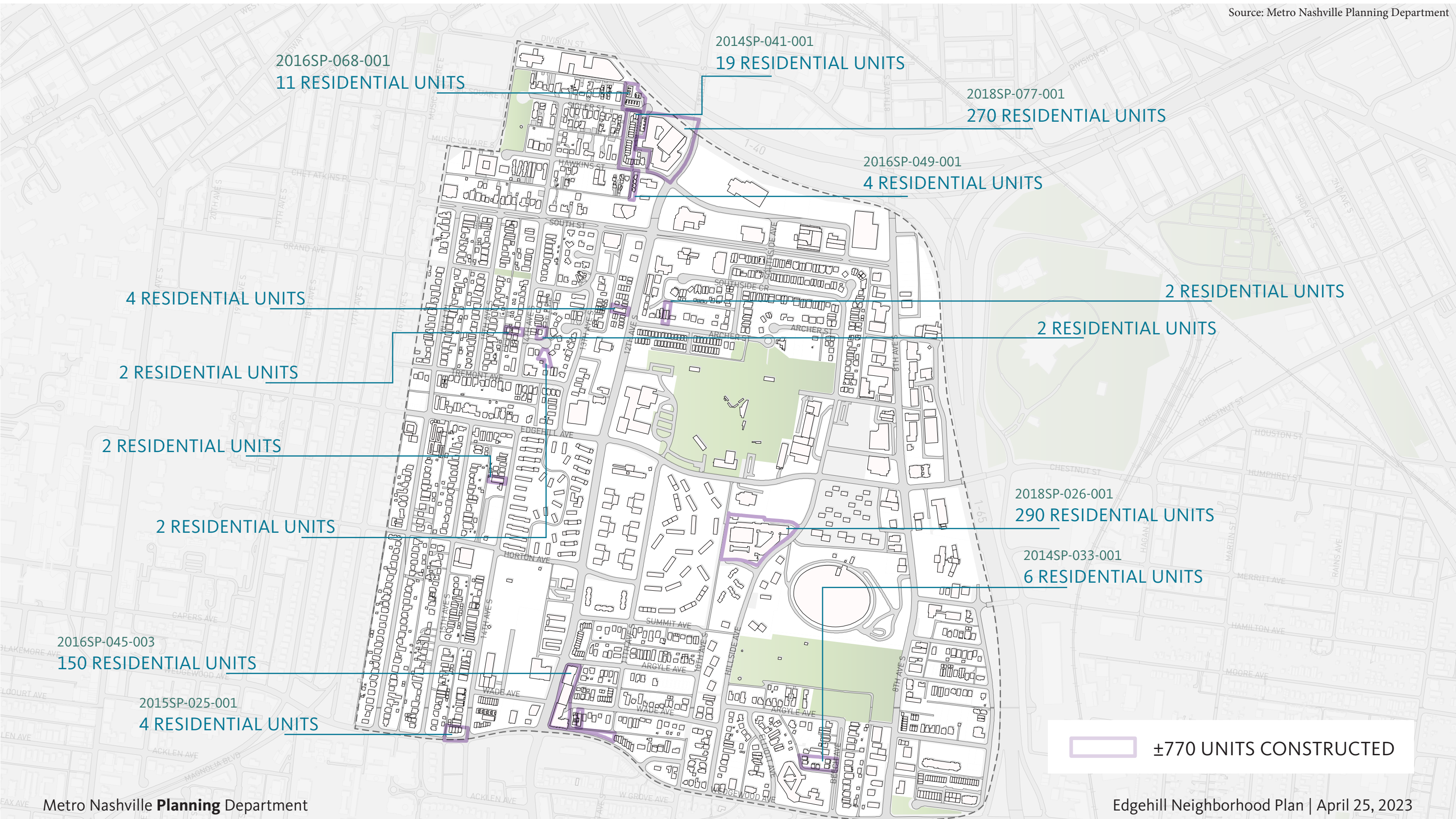
Source: Metro Nashville Planning Department



-  SPECIFIC PLANNED AREA
-  DUPLEXES + TRIPLEXES + QUADPLEXES
-  DETACHED + ATTACHED TOWNHOMES
-  APARTMENTS

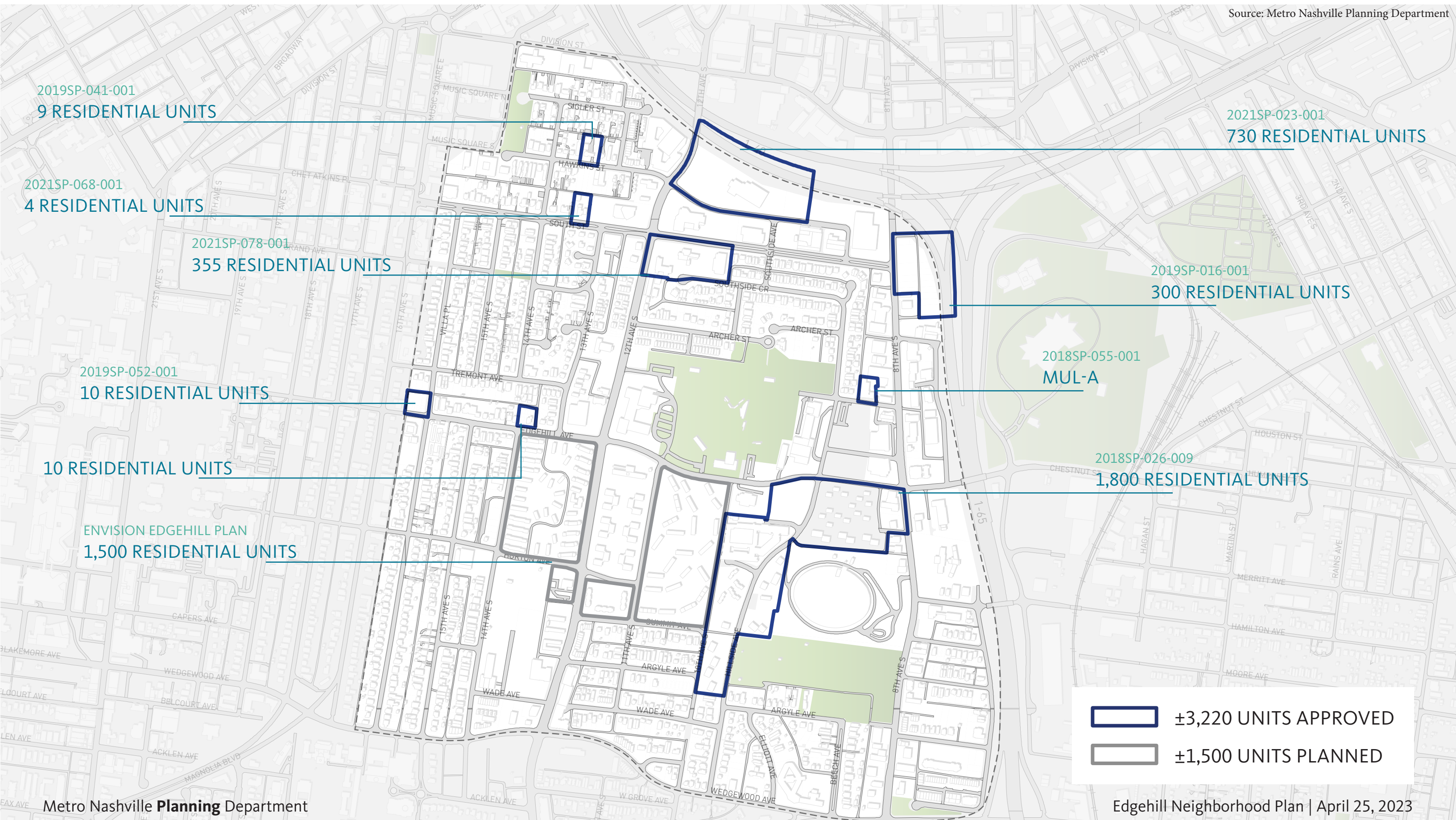
NEW DENSITY [CONSTRUCTED]

Source: Metro Nashville Planning Department



NEW DENSITY [PLANNED + APPROVED]

Source: Metro Nashville Planning Department



HOUSING COST & BURDEN IN EDGEHILL

- AVERAGE MORTGAGE
- AVERAGE RENT
- % OF INCOME - MORTGAGE
- % OF INCOME - RENT



EXISTING RETAIL + OFFICE

9,780

AVERAGE SQUARE FEET

63

PROPERTIES

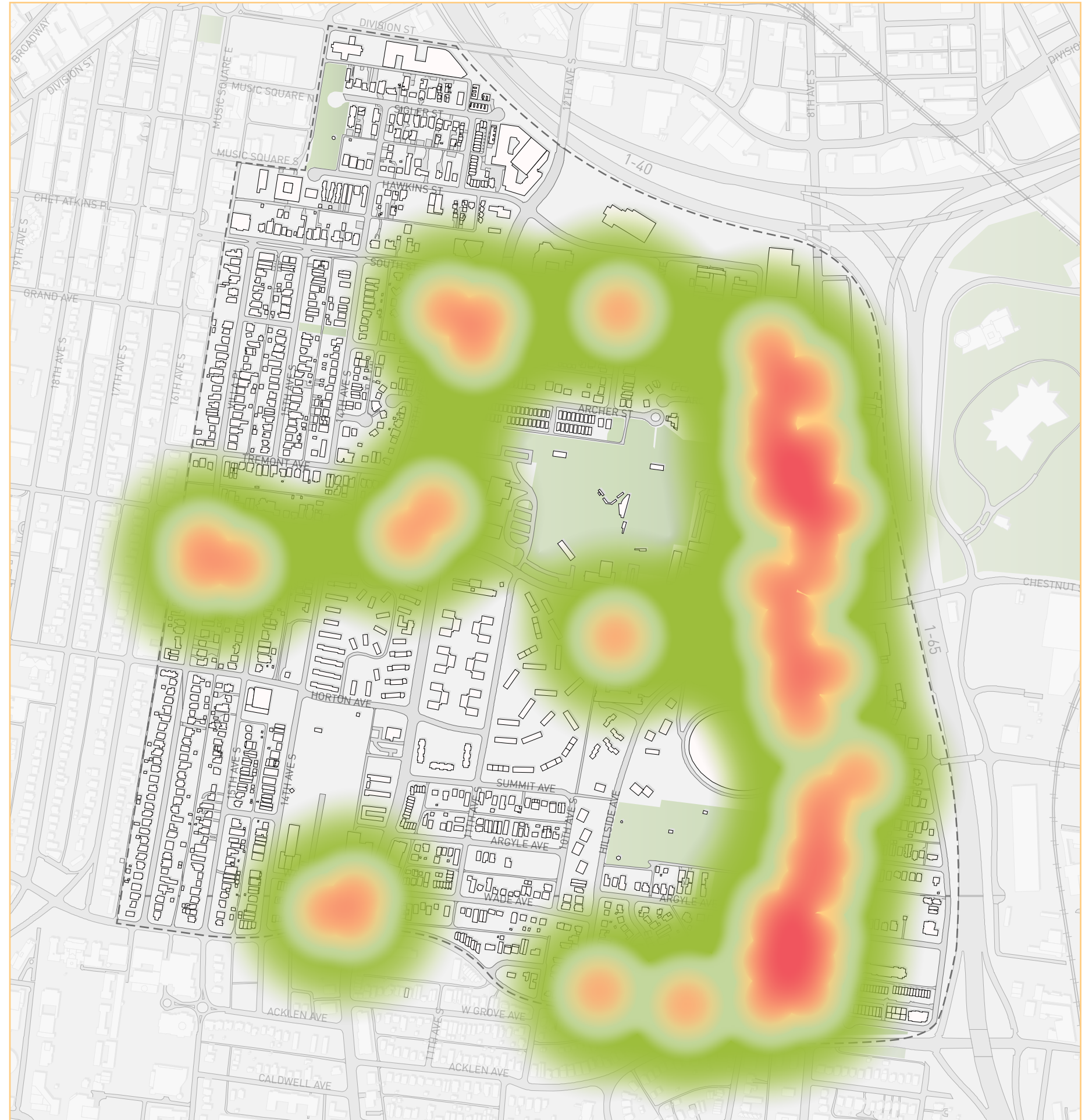
33

RETAIL

30

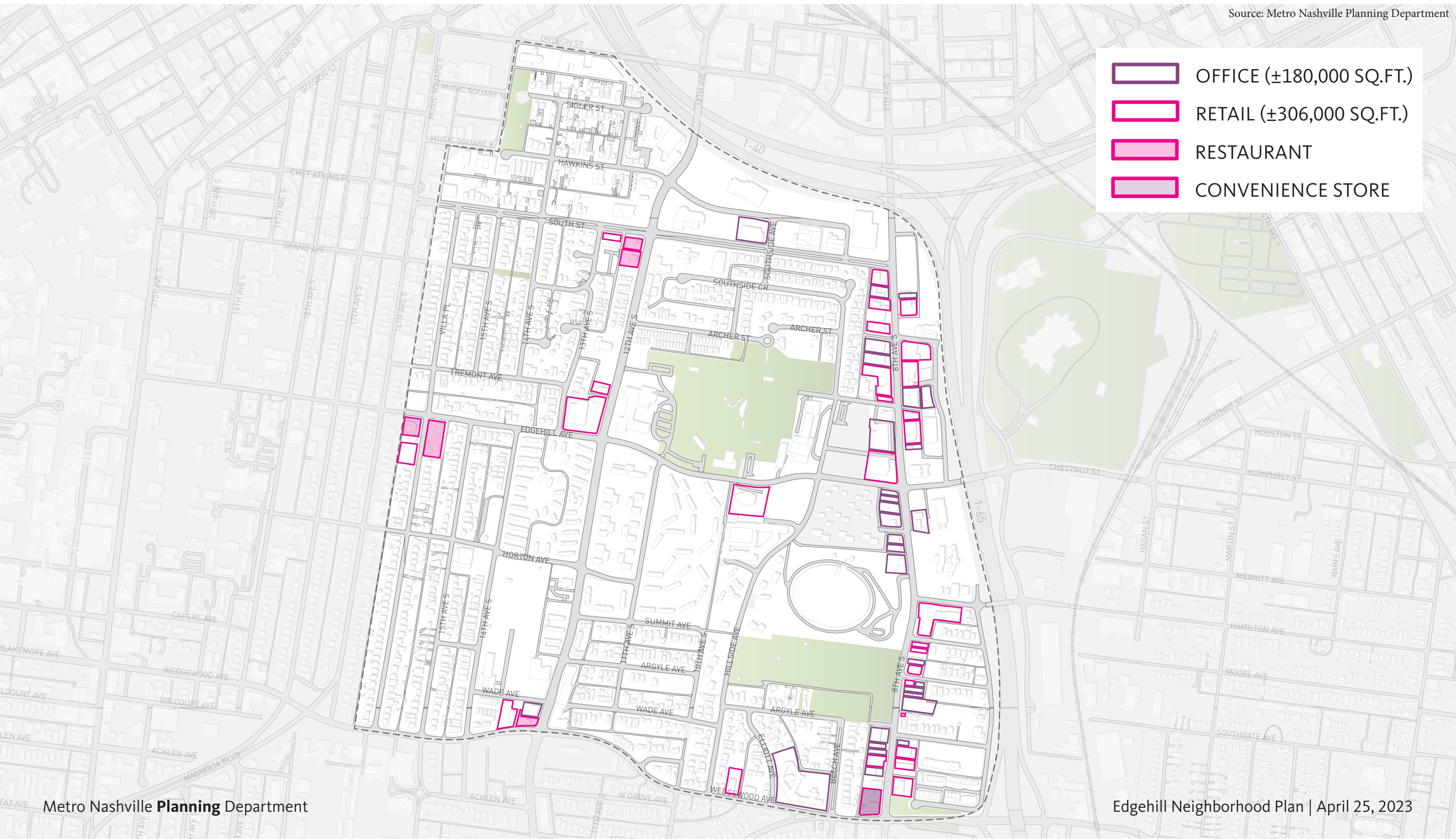
OFFICE

no grocer
lack of price diversity
<10 food options



EXISTING RETAIL + OFFICE

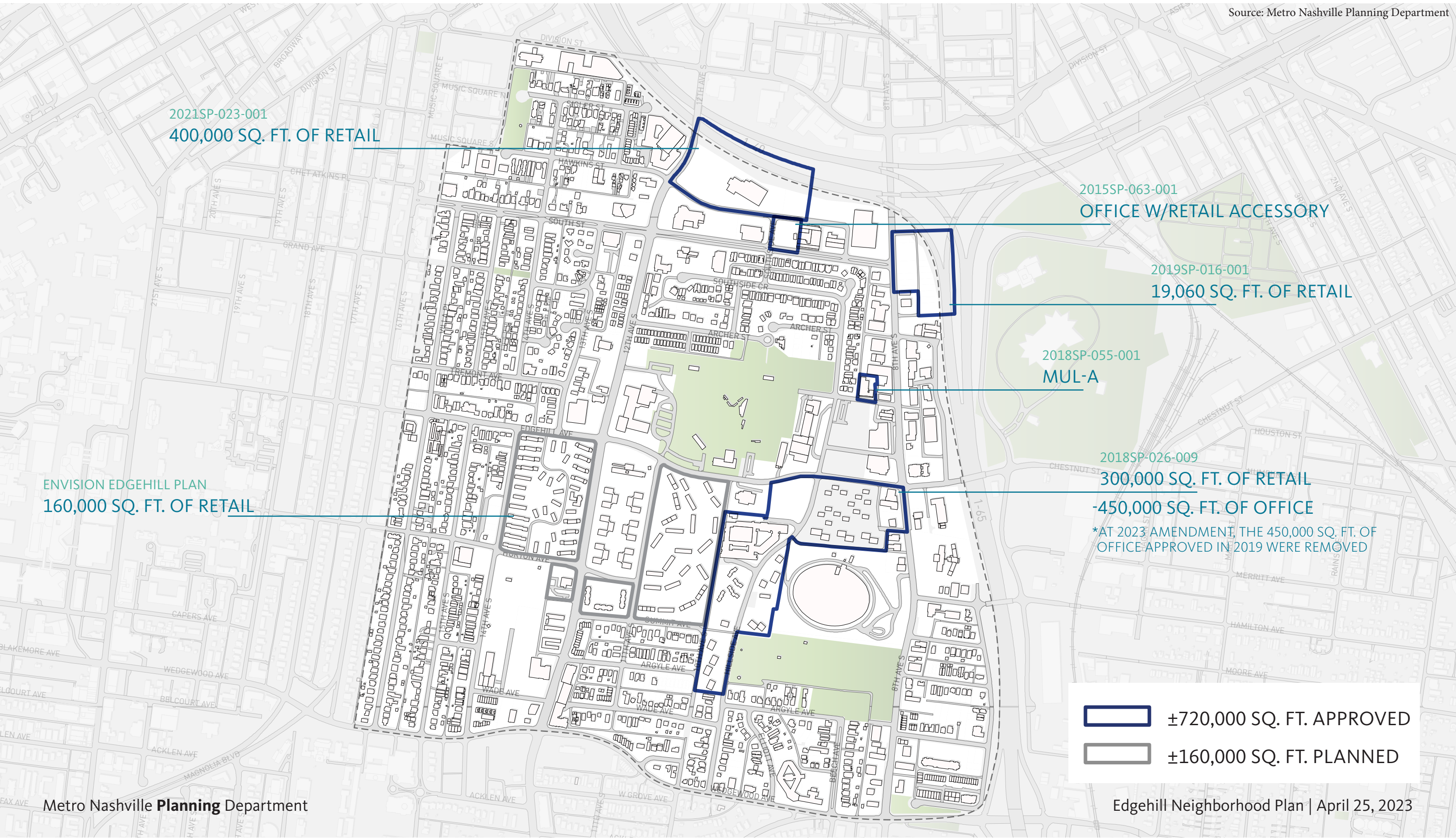
Source: Metro Nashville Planning Department



- OFFICE (±180,000 SQ.FT.)
- RETAIL (±306,000 SQ.FT.)
- RESTAURANT
- CONVENIENCE STORE

RETAIL + OFFICE [PLANNED + APPROVED]

Source: Metro Nashville Planning Department



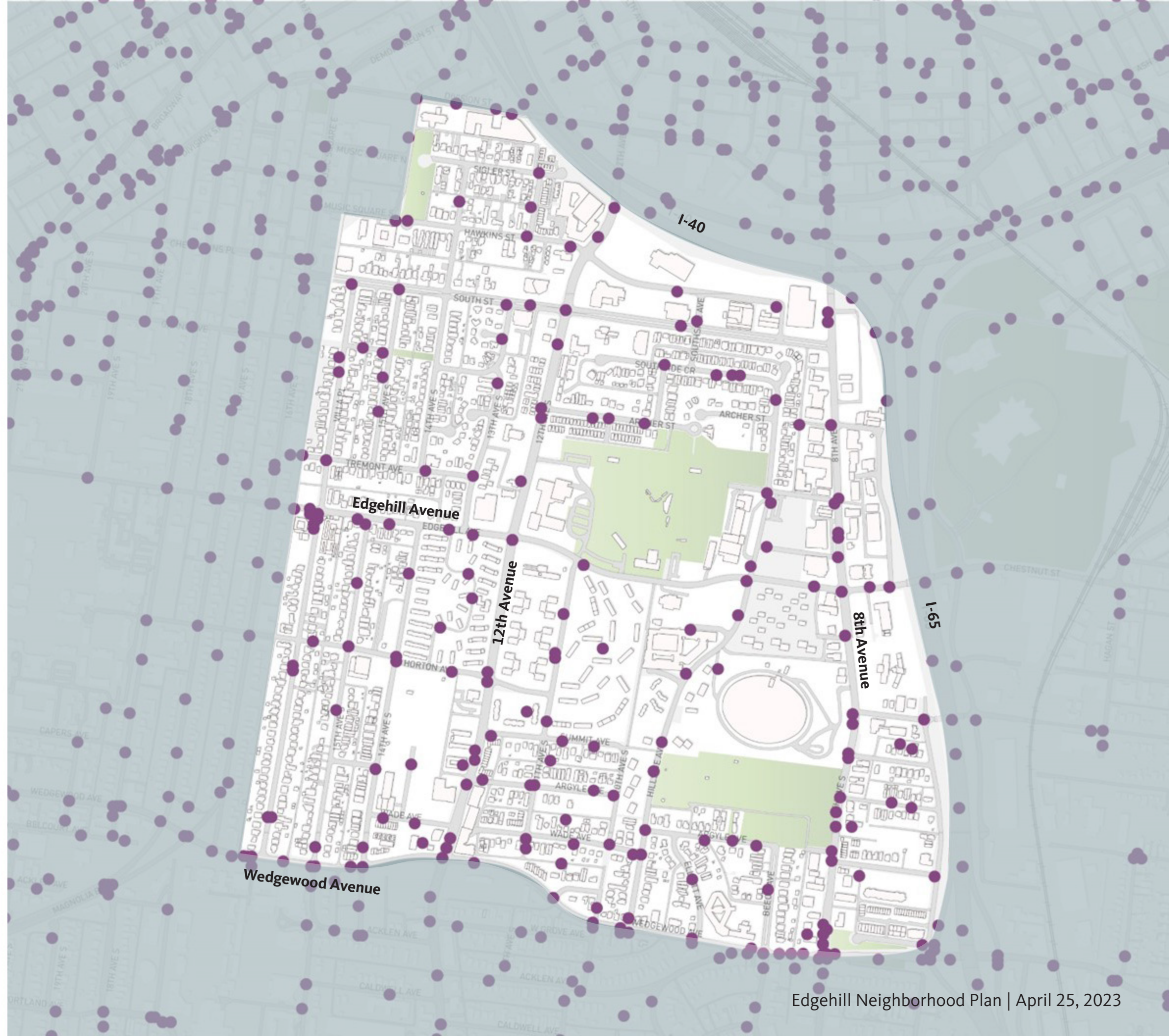
±720,000 SQ. FT. APPROVED
 ±160,000 SQ. FT. PLANNED

CRASH MAP

2010-2022

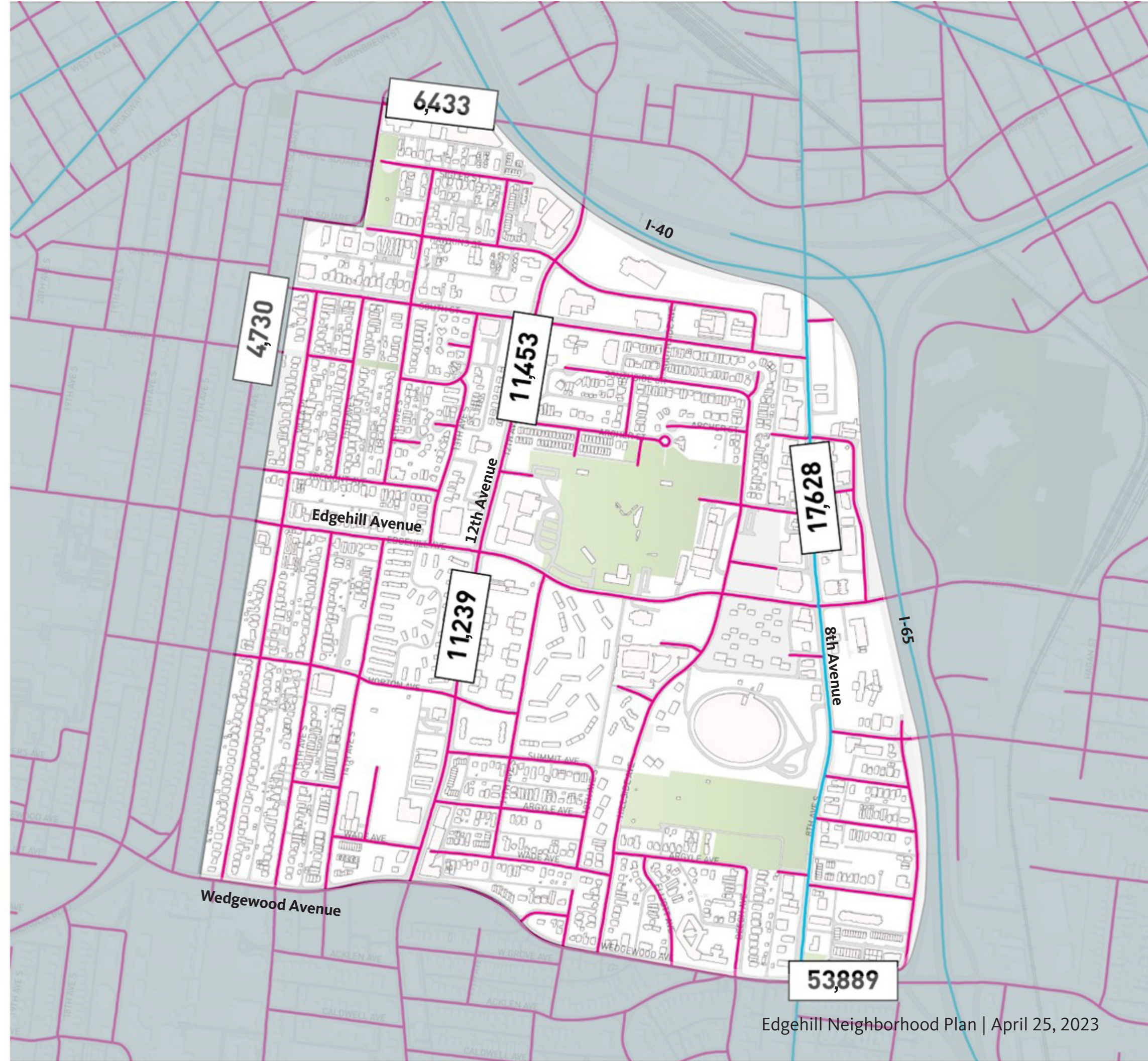
- 8th Ave and Wedgewood Ave have more crashes than other roads in the neighborhood.
- A focus on traffic calming at high-crash intersections is likely to yield the greatest reduction in traffic crashes.

● Crashes reported to NDOT 2010-Present



DAILY TRAFFIC VOLUMES

- State-owned roads
- City-owned roads



BUS ROUTES



BIKEWAYS

- Bike paths should better connect to green spaces
- Signage and cycle infrastructure could help to direct people to the Murrell School site, Ft. Negley, and other green spaces

- Planned bikeways
- Existing bikeways



PUBLIC SPACE WITHIN EDGEHILL

46%

OF NASHVILLE'S
POPULATION CAN WALK TO
A PARK IN 10 MINUTES

100%

OF EDGEHILL'S
POPULATION CAN WALK TO
A PARK IN 10 MINUTES

TONY ROSE PARK 2.3 AC

FLORA WILSON PARK .4 AC

ROSE PARK 25.1 AC

FT. NEGLEY PARK 64 AC

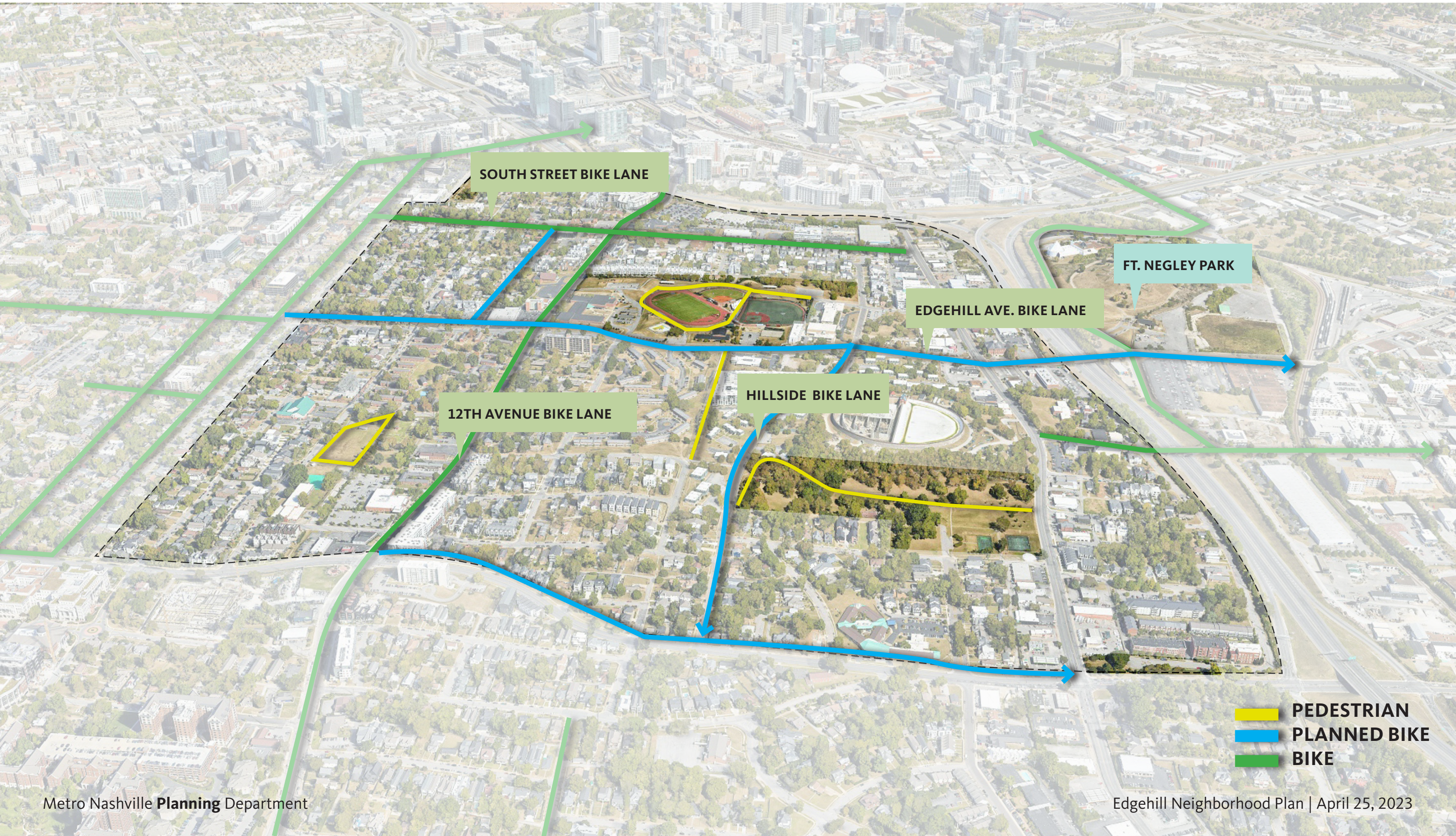
MURRELL SCHOOL SITE

RESERVOIR PARK 15.9 AC

DALLAS NEIL PARK 1.3 AC

10 MIN WALK

EXISTING AND PLANNED PUBLIC SPACE CONNECTIONS



WHICH OPPORTUNITY WOULD YOU PRIORITIZE?



MORE ACCESS AND AMENITIES

MORE ACCESS

FORMALIZE AND FUND THE COMMUNITY GARDEN AND HOMESITE

BETTER EAST/WEST CONNECTIONS

RECONNECT FT. NEGLEY

BRIDGE THE HIGHWAY

A person wearing a grey t-shirt with 'CHEROKEE' printed on it and a cap is working on a wooden structure, possibly a raised garden bed or a small house, which is surrounded by scaffolding. The scene is set in a lush, green garden with trees and a wooden fence in the background. A blue trash bin is visible in the foreground.

PLANNING FOR *EDGEHILL'S FUTURE*

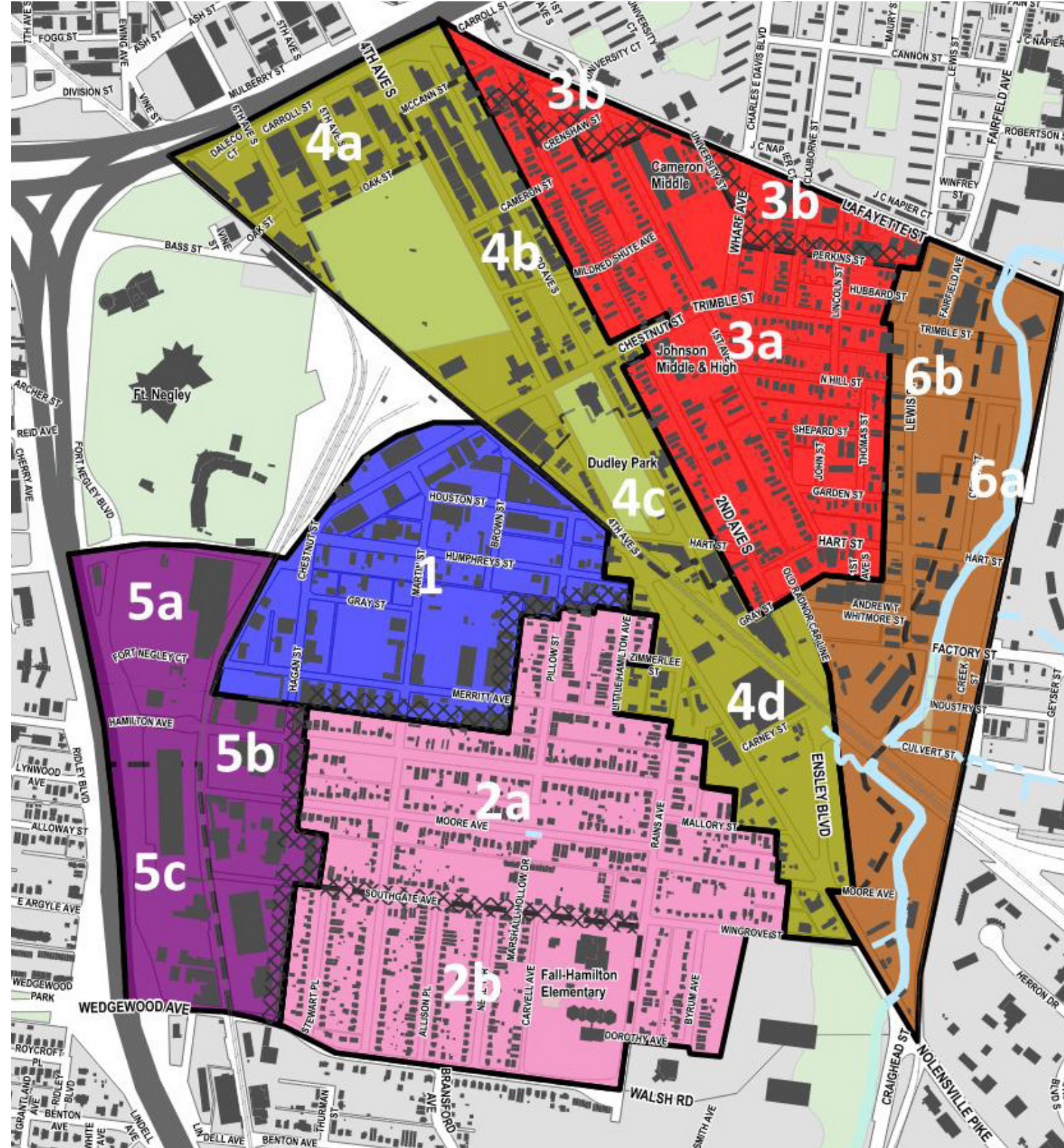
EDGEHILL'S NEXT 20 YEARS

“CHARACTER AREAS”

- Identifiable places in Edgehill
- Areas with an existing identity
- Areas with a desired future identity and purpose
- “Pieces of the whole” - areas with character that define Edgehill’s depth, history and uniqueness



WEDGEWOOD HOUSTON CHARACTER AREAS AND SUBDISTRICTS



EDGEHILL'S NEXT 20 YEARS



EDGEHILL'S NEXT 20 YEARS

TONY ROSE PARK



SOUTH STREET



12TH AVENUE



EDGEHILL VILLAGE



8TH AVENUE



ROSE PARK



THE RESERVOIR AND ENVISION EDGEHILL



RESERVOIR PARK



WORKSHOP TABLES

- Zooming in to areas within Edgehill
 - What makes this area unique?
 - What do you like? What should change?
 - Discuss development ideas for this area in the future
- Beyond Edgehill: *Where Do You Go _____* ?

WHAT HAPPENS NEXT?

- A final meeting in Summer 2023
 - Walking through the final plan with you
- Between now and then the team will:
 - Develop a draft plan
 - Explore policy solutions
 - Weigh priorities for capital spending



WAYS TO STAY INVOLVED

VISIT THE PROJECT WEBPAGE AT: WWW.NASHVILLE.GOV/EDGEHILLSTUDY

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

STAY TUNED FOR A FUTURE MEETING THIS SUMMER.

SIGN UP FOR PROJECT EMAIL UPDATES AT THE WELCOME TABLE.

WEST EDGEHILL AND 12TH AVE.



ROSE PARK AND SOUTH STREET

8TH AVENUE CORRIDOR

RESERVOIR PARK AREA