

AREA 1: WEST OF 12TH AVENUE

Community Feedback and Existing Conditions

Edgehill west of 12th Avenue South retains a historic, central neighborhood character, with original single family homes dating from the first half of the 20th century. An intact street grid, retail, churches, and community open spaces anchor this area.

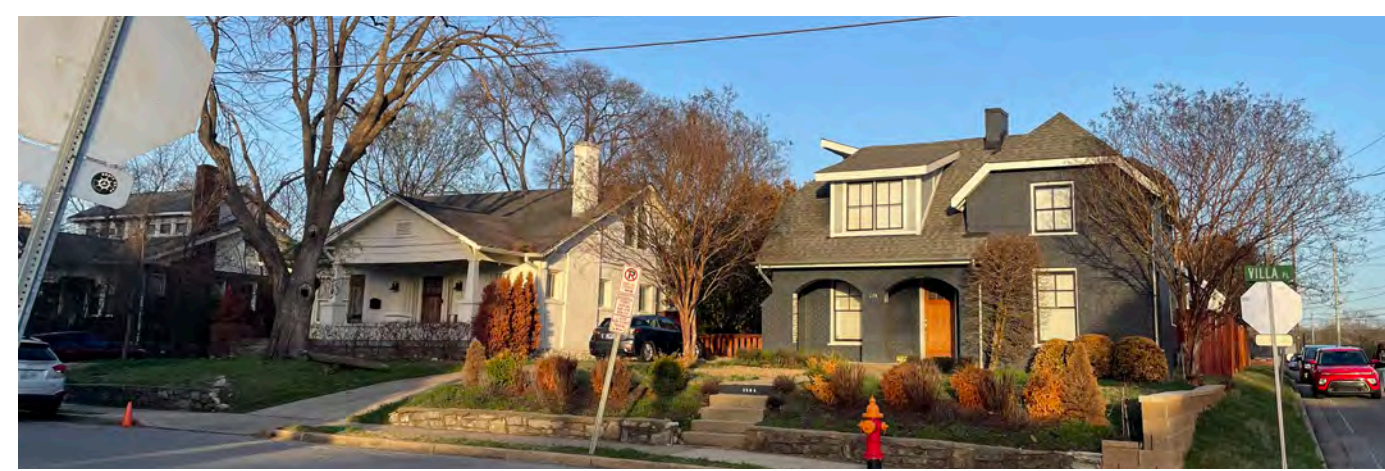
New homes are eroding the strong historical fabric, scale, and affordability of the area west of 12th Avenue South. Approximately 300 attached townhomes have been built in this area in the last 20 years.

Community Feedback

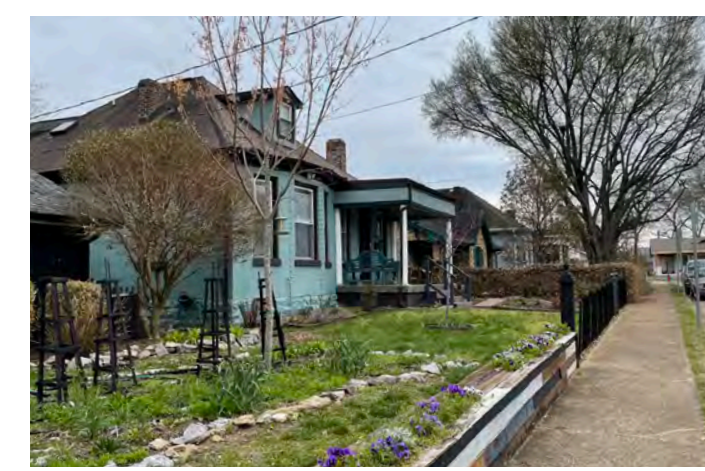
- 1 Safe biking and walking infrastructure needed on South Street
- 2 Safer crosswalks and stop signs at Edgehill Avenue and Villa Place
- 3 More affordable retail and restaurants at Edgehill Village
- 4 Single family sites are being assembled for larger development at the edge of the neighborhood
- 5 Community support for the formalization of the William Edmondson Homesite Park and Gardens
- 6 Need for a larger library for Edgehill

Other Issues Impacting this Area

- 1 Preservation of existing single family homes
- 2 Assembly of single family sites for larger developments or attached townhome units
- 3 Development pressure from Midtown and Music Row



Villa Place



15th Avenue S



Villa Place



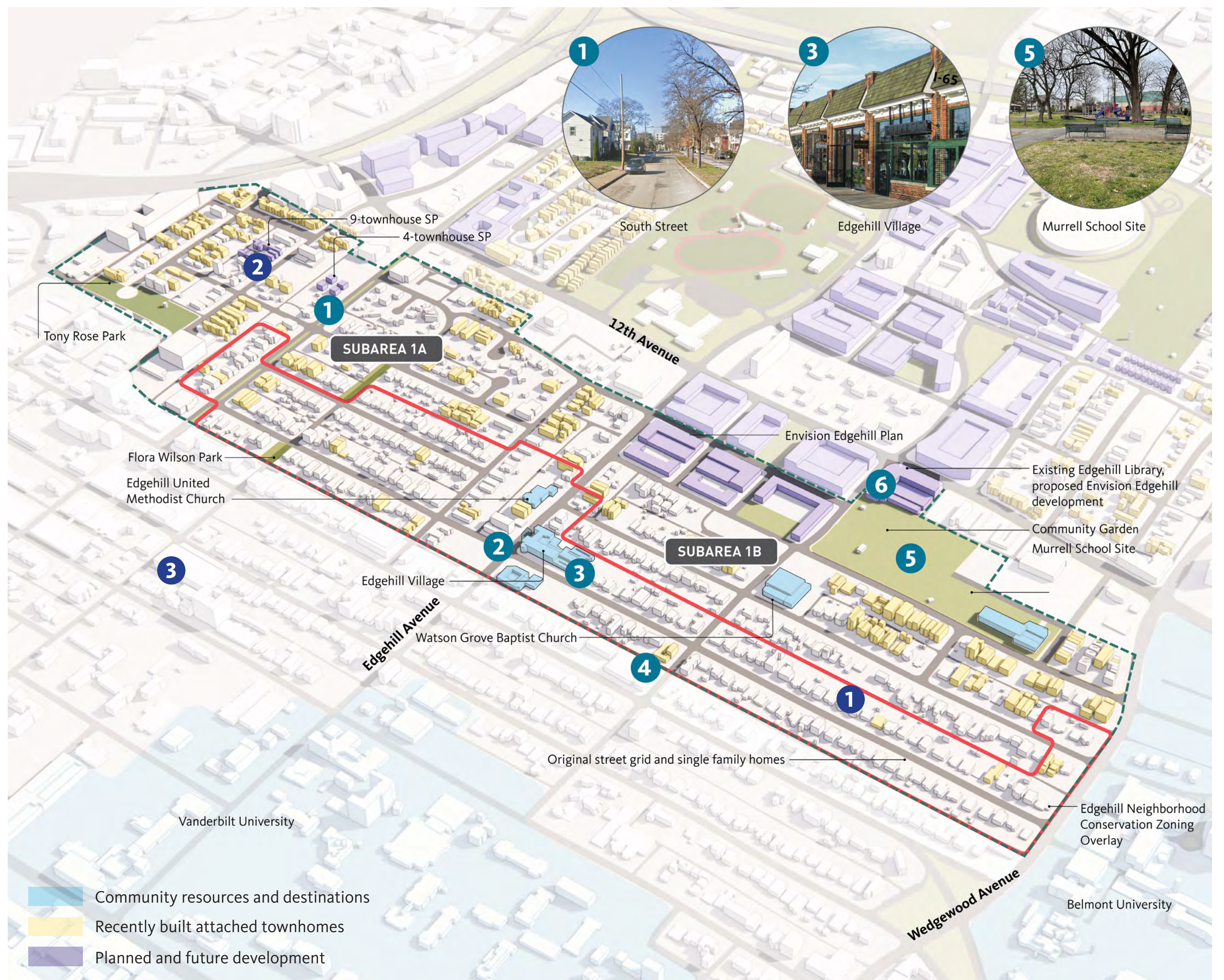
15th Avenue S



Edgehill Village



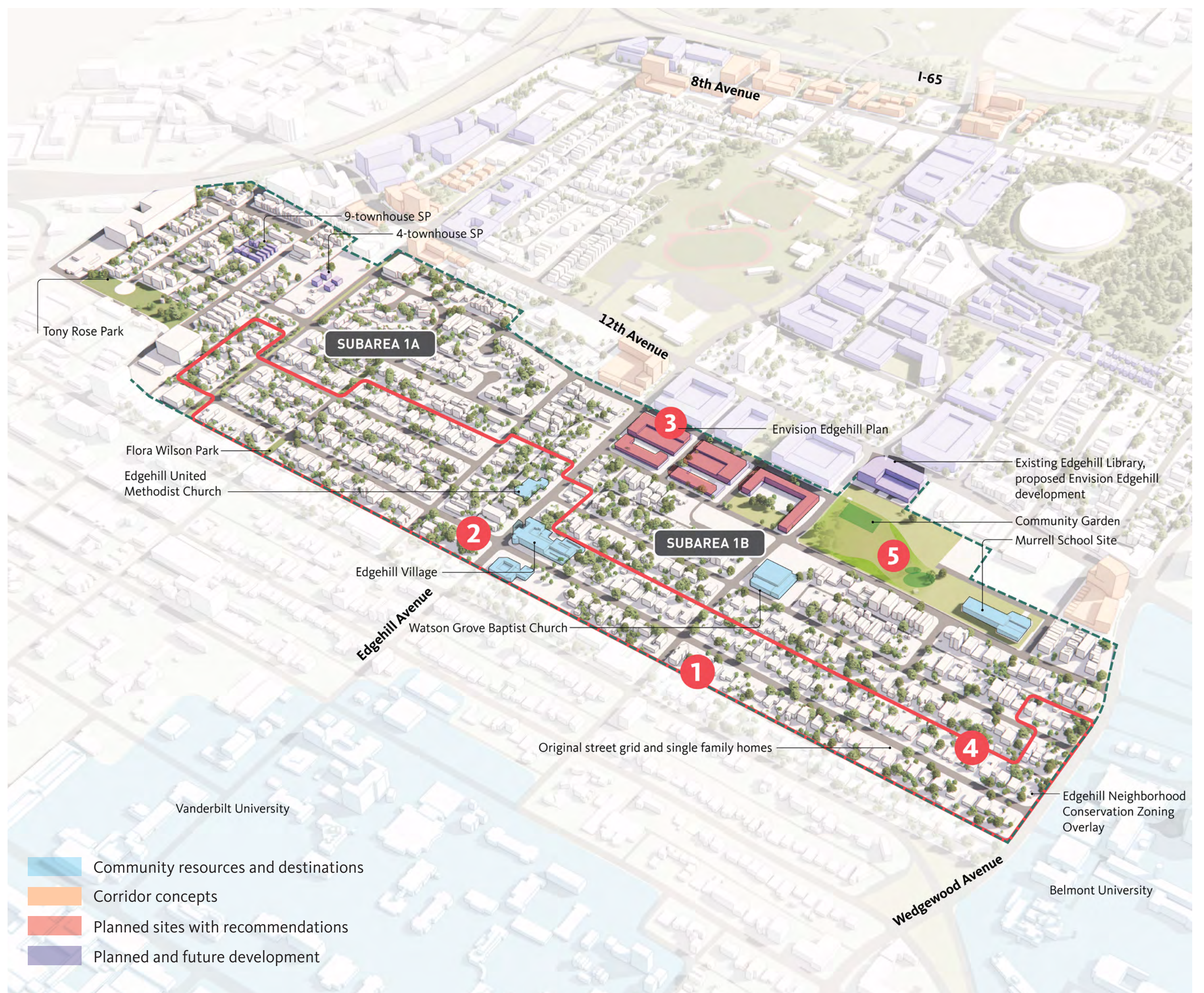
Murrell School Site



Vision and Recommendations

The preservation of existing housing, and new development sensitive to existing character is key to maintaining the unique inner-ring neighborhood character in this area.

- 1 Explore policies to limit parcel assembly in this area
- 2 Consider enhanced pedestrian infrastructure at the Edgehill Village intersection
- 3 Along 14th Avenue, Edgehill Apartments should reflect the scale and character of neighboring blocks
- 4 Examine and evaluate the Neighborhood Conservation Zoning Overlay, and consider ways character can be preserved beyond those boundaries
- 5 Prepare a strategic plan for the implementation, ownership, and maintenance of the community open space at Murrell School and William Edmondson Homesite, the future of the Edgehill Library, and surrounding complementary development



AREA 2: 12TH AVENUE CORRIDOR

Community Feedback and Existing Conditions

12th Avenue's legacy as the urban and retail heart of Edgehill was eroded by urban renewal and currently suffers from a lack of cohesion and a defining edge. New development and streetscape updates offer an opportunity to define 12th Avenue as a neighborhood anchor.

With more than 1,500 apartment units to be built, the character of 12th Avenue will undergo substantial change. However, a cohesive street identity will be difficult to achieve without focused attention at important neighborhood nodes.

Community Feedback

- 1 Need for affordable grocery stores, neighborhood amenities and retail along the entire corridor
- 2 Not all residents see the new streetscape along 12th Avenue as an asset, and have more difficulty driving
- 3 Pedestrian experience should be improved at the highway overpass
- 4 Residents would like to see the redevelopment at Edgehill Apartments move forward
- 5 Need for a larger library for Edgehill
- 6 Police station is not inviting

Other Issues Impacting this Area

- 1 Large developments in the pipeline will change the scale and feel of the street
- 2 Rose Park access is minimal and car-only at 12th Avenue
- 3 Low-density retail and Metro-owned sites currently reinforce the street as a pass-through, and not as a local neighborhood corridor



Novel Edgehill



Twelfth & Wedgewood Apartments



Edgehill Library



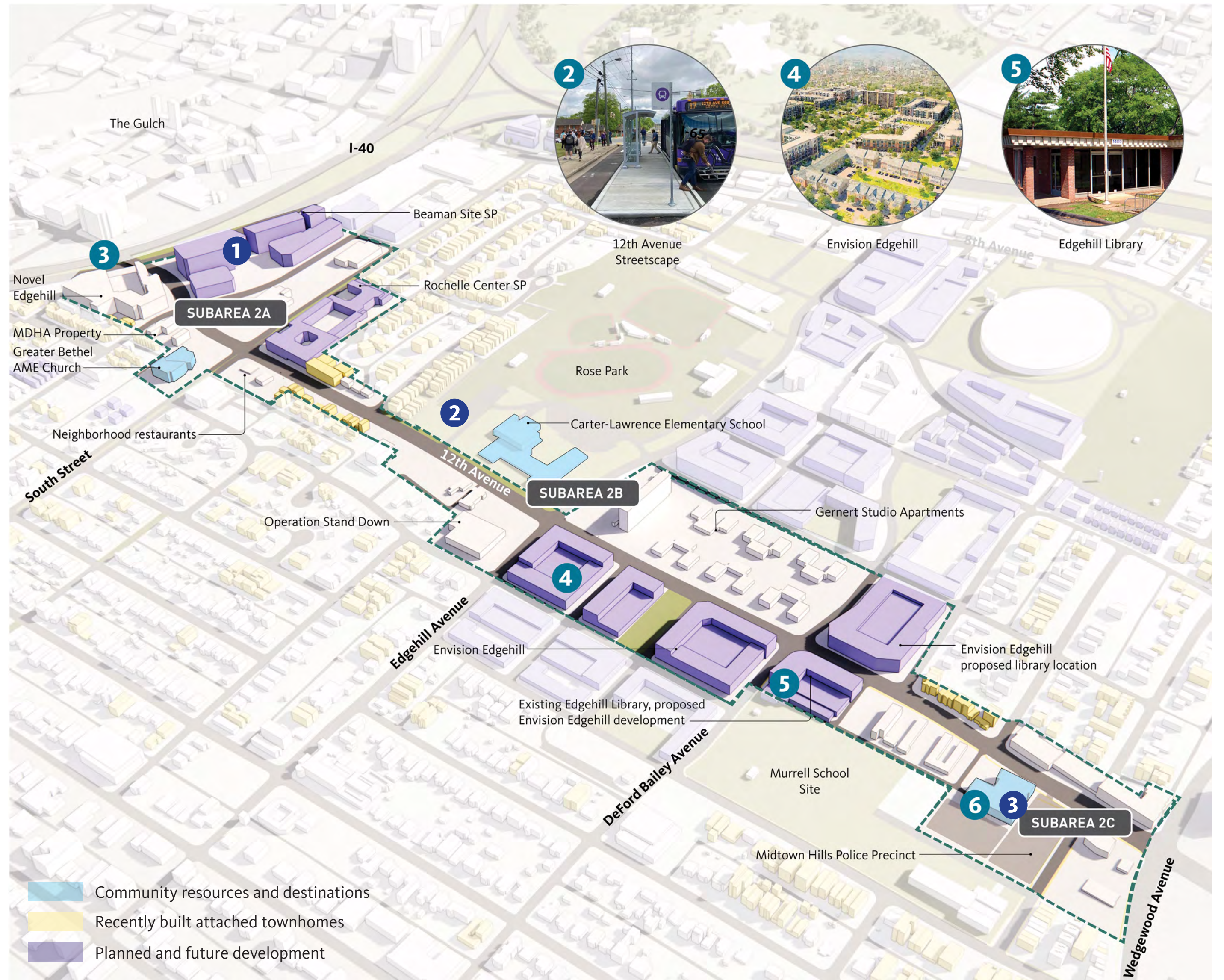
12th Avenue South Streetscape



Polar Bear Plaza



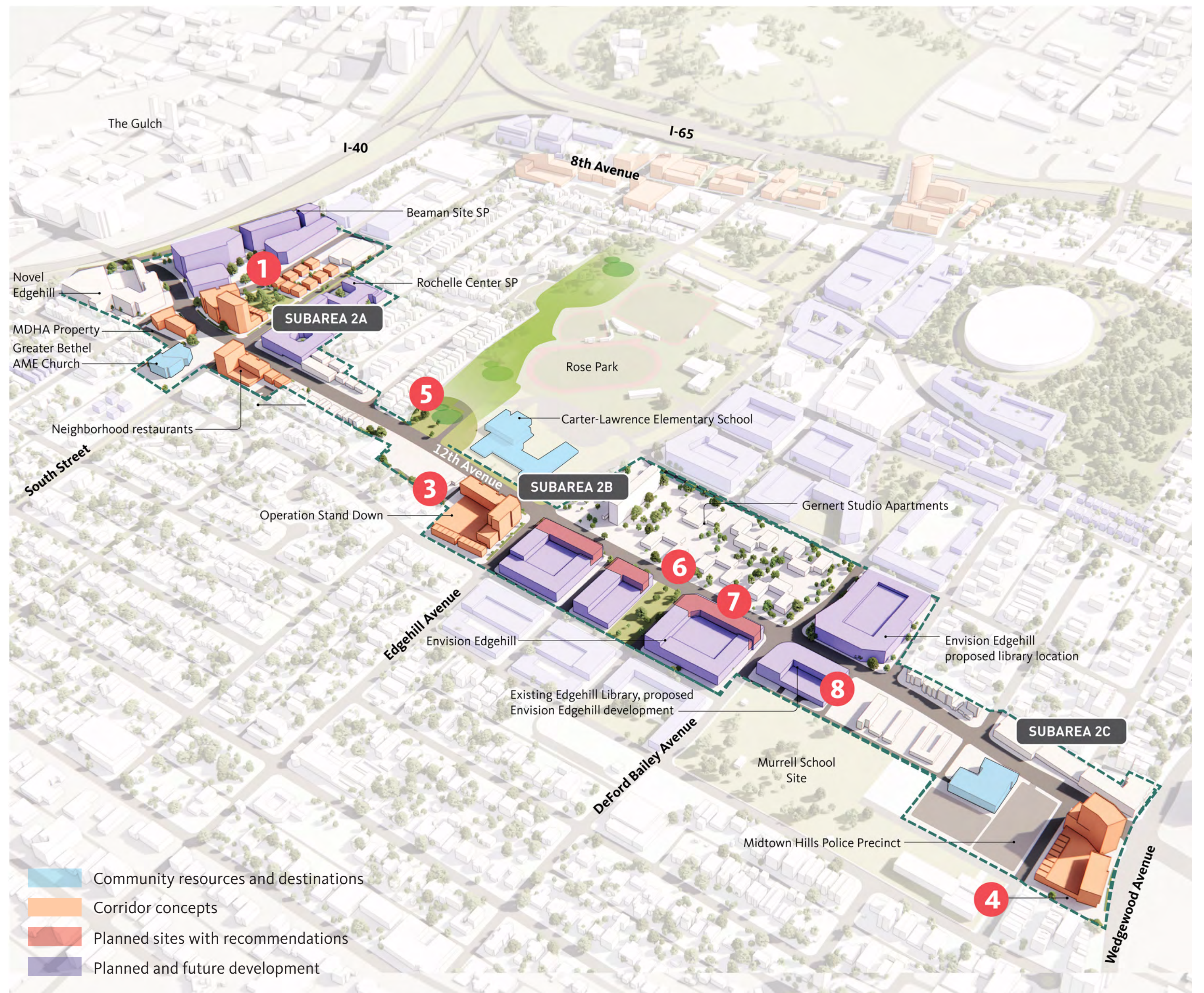
Edgehill Apartments



Vision and Recommendations

To strengthen the corridor and provide identity, focus on shaping key nodes with mixed-use, retail, and community amenities. Prioritize growth at South Street, Edgehill Avenue, DeFord Bailey Avenue, and Wedgewood Avenue.

- 1 CORRIDOR CONCEPT: Future development at the South Street and 12th Avenue node should be a mix of densities, street-oriented and amenity rich
- 2 Prioritize a food store at a 12th Avenue intersection in Edgehill
- 3 CORRIDOR CONCEPT: Incentivize community-supporting uses and density at the important intersection of Edgehill and 12th Avenues
- 4 CORRIDOR CONCEPT: Provide a strong gateway at the Wedgewood Avenue and 12th Avenue node with a mixed-use food store
- 5 Provide a community-focused entry at the West edge of Rose Park
- 6 Maintain communication with residents on the 12th Avenue streetscape project
- 7 Envision Edgehill should treat 12th Avenue as the new face and front door to the project
- 8 Consider alternate locations for the Edgehill Library



Corridor Concepts

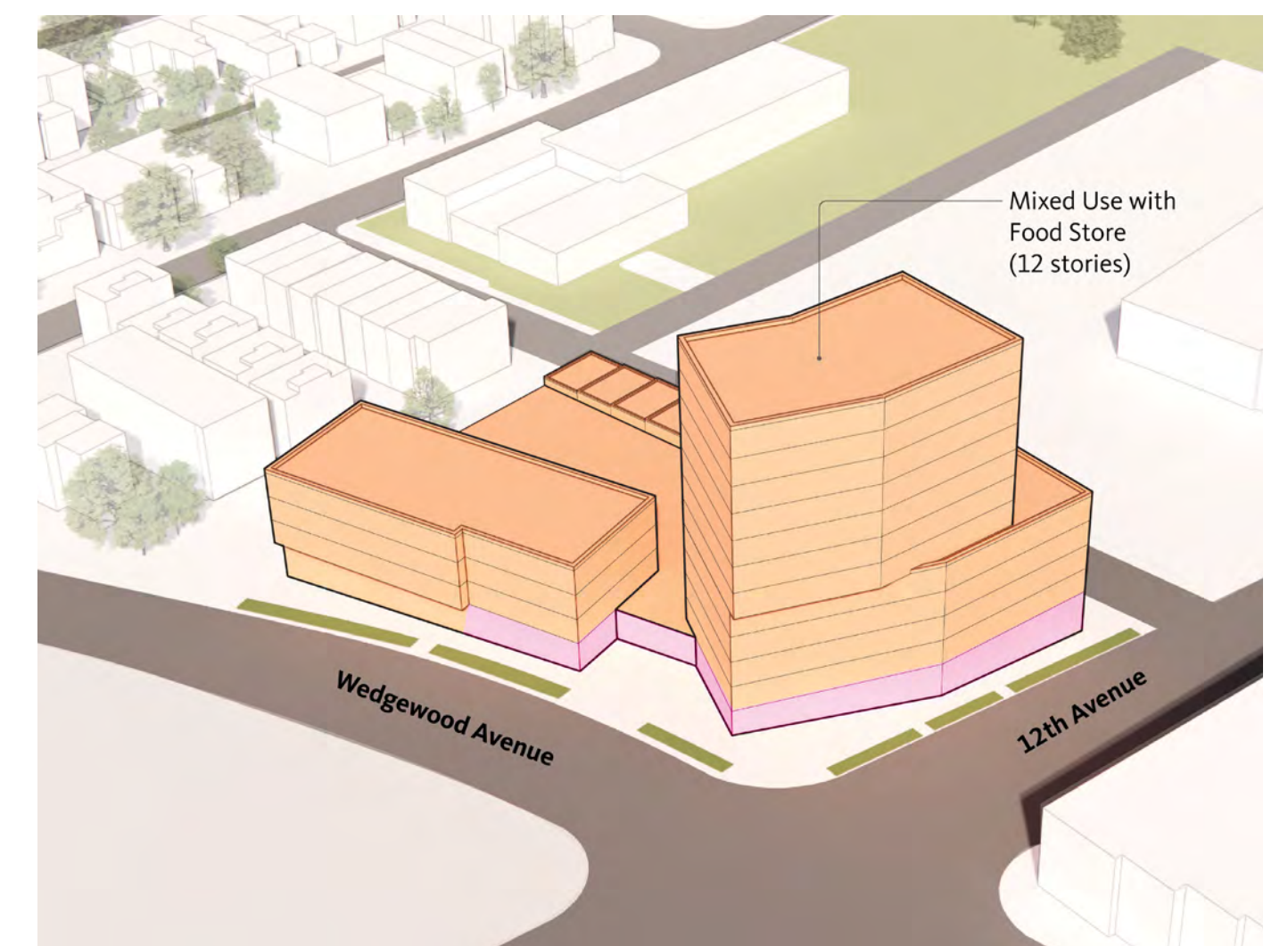
12TH AVENUE AND SOUTH STREET SITE



12TH AVENUE AND EDGEHILL AVENUE SITE



12TH AVENUE AND WEDGEWOOD AVENUE SITE



AREA 3: SOUTH STREET

Community Feedback and Existing Conditions

This is a historic area with a 1960's street grid, and was formerly the location of 120 Turnkey III public homeownership homes built in the late 1970s. In the last 15 years, large scale gentrification has occurred in this area, resulting in a new character and scale.



Continued rapid gentrification has changed the community, character, and scale of this area. Out of the original 120 Turnkey III homes, only 17 remain.

Community Feedback

- 1 Safe biking and walking infrastructure needed on South Street
- 2 Short term rentals, like Airbnb, make the area feel transient and make community building difficult. They are seen as unsafe.
- 3 Neighbors would like to add active programming to the non-leased areas of Rose Park and increase accessibility from the North
- 4 Reconnect Archer Street

Other Issues Impacting this Area

- 1 As an area that has seen eras of dramatic change, these blocks suffer from a lack of identity, lost history, and vocal community
- 2 Former auto-related sites along the highway serve as a boundary to this area and have a separate identity
- 3 Cul de sacs limit car and pedestrian connectivity between 12th Avenue and 8th Avenue



Vision and Recommendations

- 1 Incentivize the preservation of the remaining Turnkey III homes
- 2 Create a formal north access point to Rose Park from Archer Street
- 3 Provide a multi-use path for bikes and pedestrians at Archer Street from 12th Avenue to 9th Avenue.
- 4 Provide a multi-use path for bikes and pedestrians from Southside Court to 12th Avenue.
- 5 Explore ways to monitor and limit the density of short-term rentals



AREA 4: E.S. ROSE PARK

Community Feedback and Existing Conditions

E.S. Rose Park has a long history: first as Meridian Hill, as a Civil War camp and the site of Fort Morton, as a quarry used for the construction of the 8th Avenue Reservoir, as a segregated park created during urban renewal, and now holding an athletic facility leased by Belmont University.

Rose Park lacks a cohesive vision. The park's value could be increased for the community by adding amenities and focusing on local access.

Community Feedback

- 1 Make the most of the north edge of Rose Park and its views of downtown Nashville to support park use beyond the sports facilities.
- 2 Neighbors would like to see more park programming designed for the local community.
- 3 Easley Community Center would benefit from funding, renovations, and staffing support.
- 4 Residents would like historic recognition of the civil war camps in this area.
- 5 Many residents are unhappy with a perceived limited access to the Belmont sports facilities.

Other Issues Impacting this Area

- 1 Park edges, lack of sidewalks, and topography make access to the park physically and visually difficult.
- 2 The site's long history is not reflected in park features or memorialized within the park.
- 3 There is a lack of cohesion between entities using the park, and limited park amenities for local residents and students. As a result, residual spaces are underutilized.



Easley Community Center



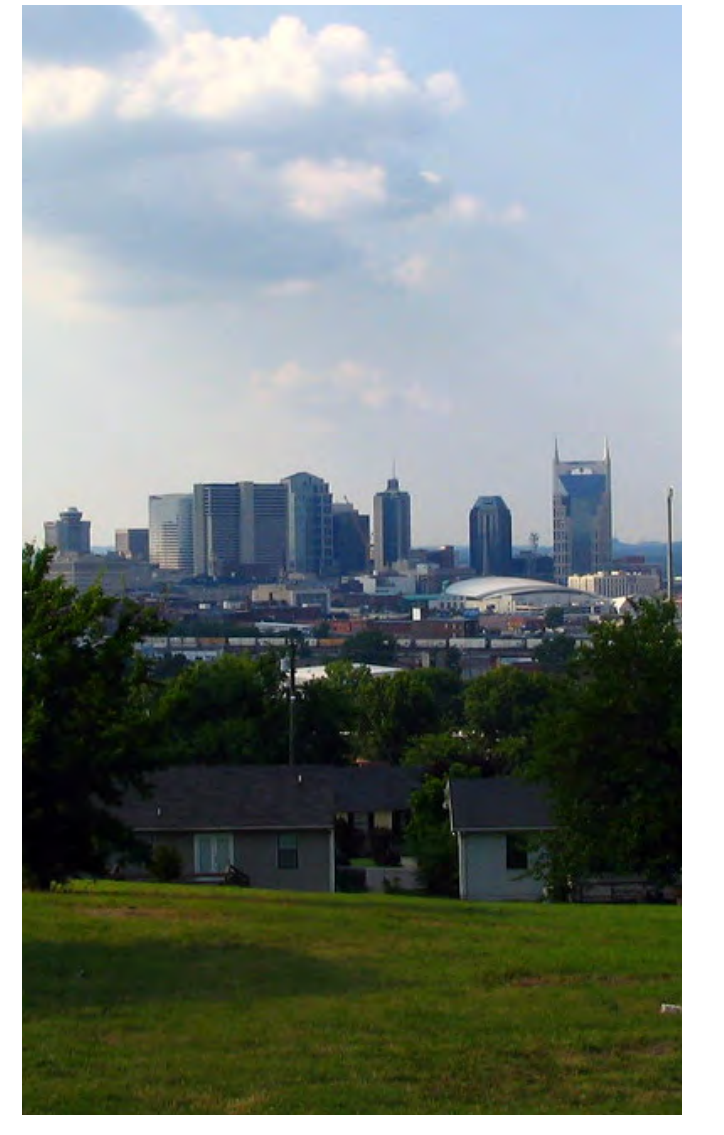
No formal access to Rose Park from the North



Baseball Stadium



Rose Park Playground



Views from Rose Park



Vision and Recommendations

Reimagine Rose, Reservoir, and Fort Negley Parks as a signature Nashville park, with a master plan for enhanced amenities, a unique character for each and green connective loop.

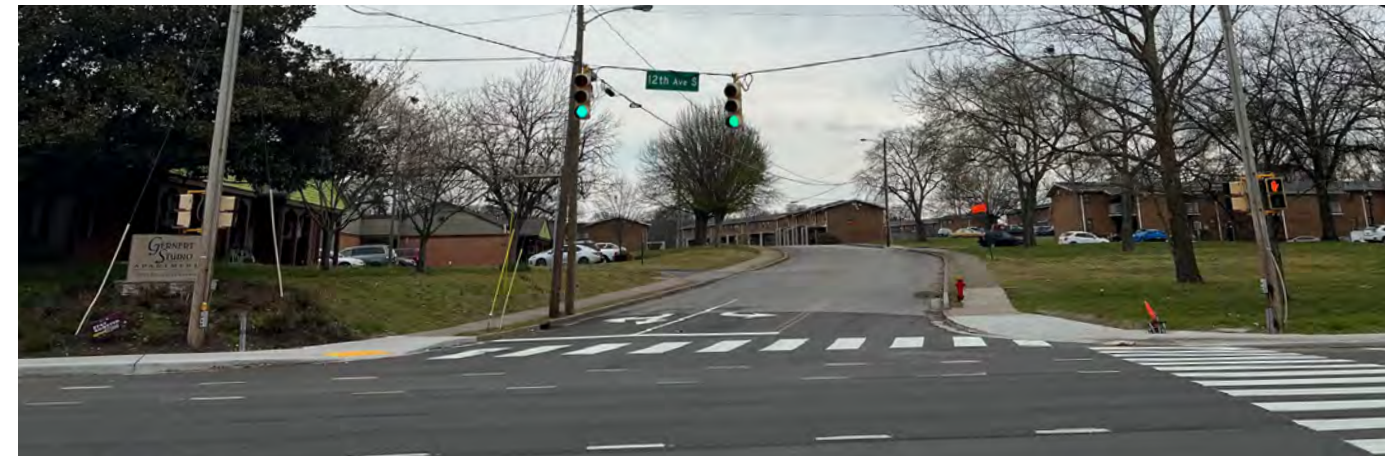
- 1 Examine edges and prioritize paths and access points from 12th Avenue, Edgehill Avenue, Archer Street, and 9th Avenue.
- 2 Provide a record of the history and eras of development at this location through an interpretive exhibit.
- 3 Activate the residual spaces within the park with additional amenities and attention to a North edge designed for local residents.
- 4 Consider a replacement community center.
- 5 Connect Rose Park, Reservoir Park, and Fort Negley. Explore feasibility of a sidepath or bike boulevard and pedestrian crosswalks at Olympic Street and 10th Avenue, and prioritize a clear path through Rose Park.
- 6 Vacate Central Street to facilitate the creation of open space for Rose Park Middle School students.
- 7 Protect the viewsheds from Rose Park to Fort Negley and the Reservoir Gatehouse.



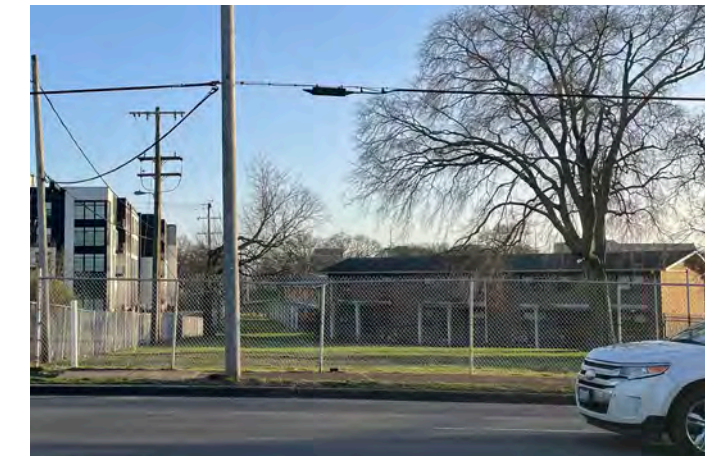
AREA 5: RESERVOIR HILL

Community Feedback and Existing Conditions

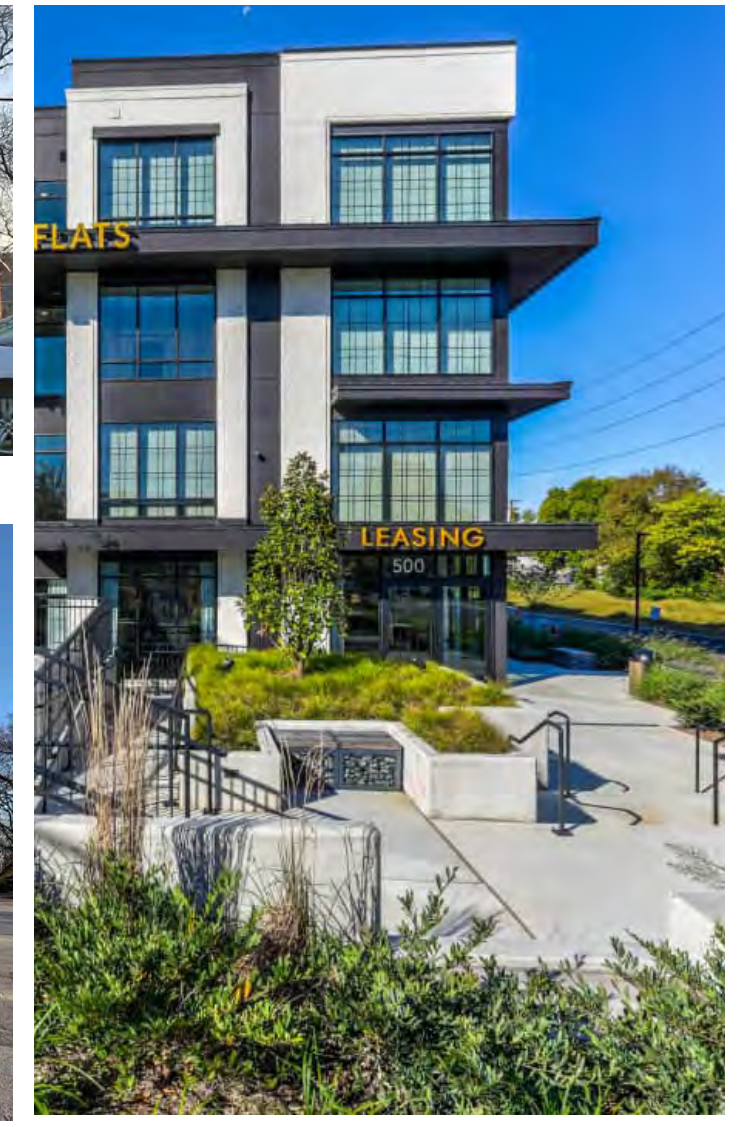
This area of Edgehill has experienced much change in the past, and does not retain a historic street grid. 1960s and 70s era apartments are the dominant architectural character. Of all Edgehill character areas, this area will experience the most change in the next 20 years.



DeFord Bailey and 12th Avenues



Edgehill Apartments



Hillside Flats



10th Avenue Pedestrian Walkway



Unoccupied housing to be Redeveloped

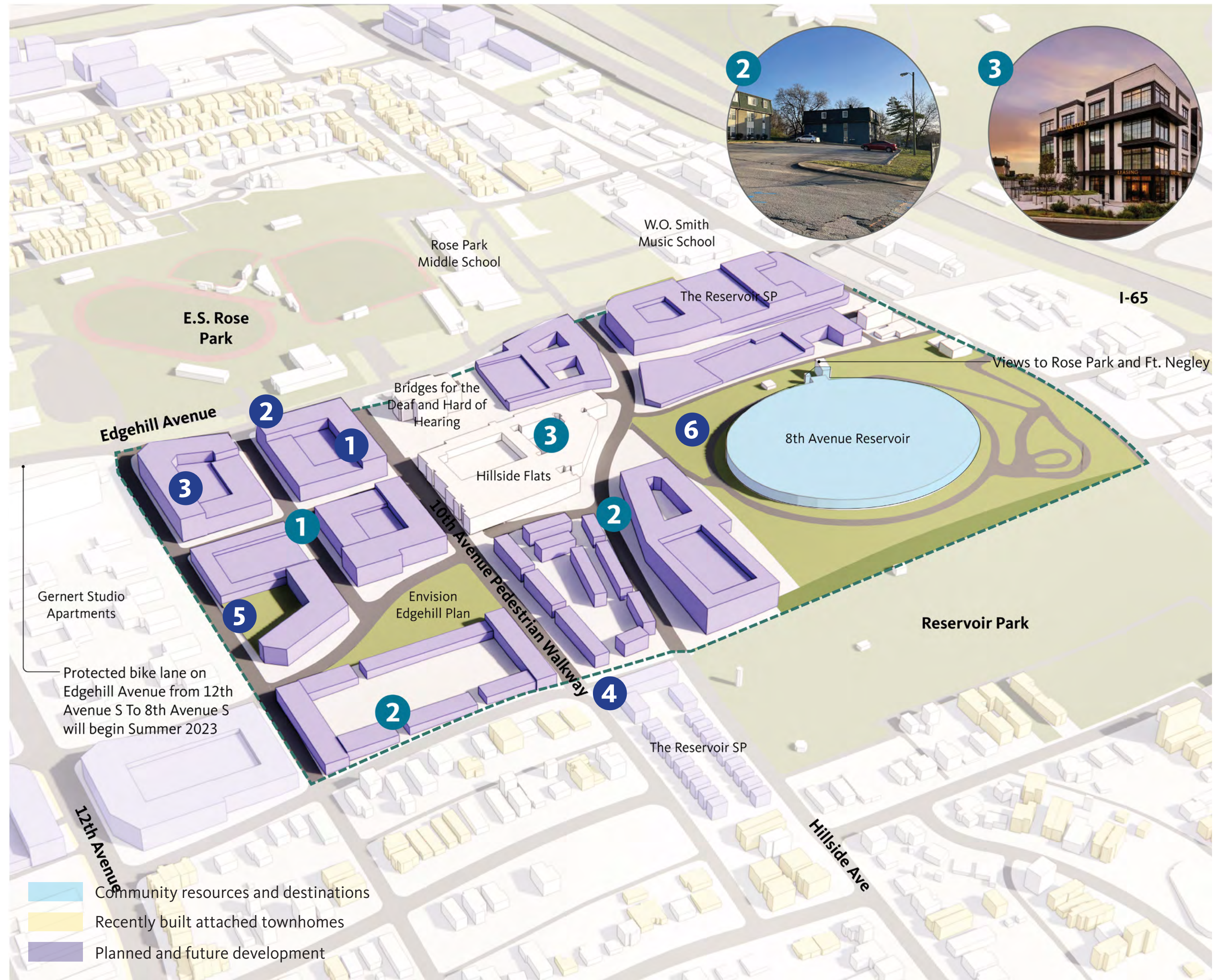
Future approved housing in this area is planned to include only a few housing types and more than 2,000 units.

Community Feedback

- 1 Strong interest in Envision Edgehill proceeding, and with neighborhood retail.
- 2 Many residents feel unsafe near Edgehill Apartments and the unoccupied housing along Hillside Avenue.
- 3 Many comments spoke in support of Hillside Flats, new planned development, and the need to keep density low.

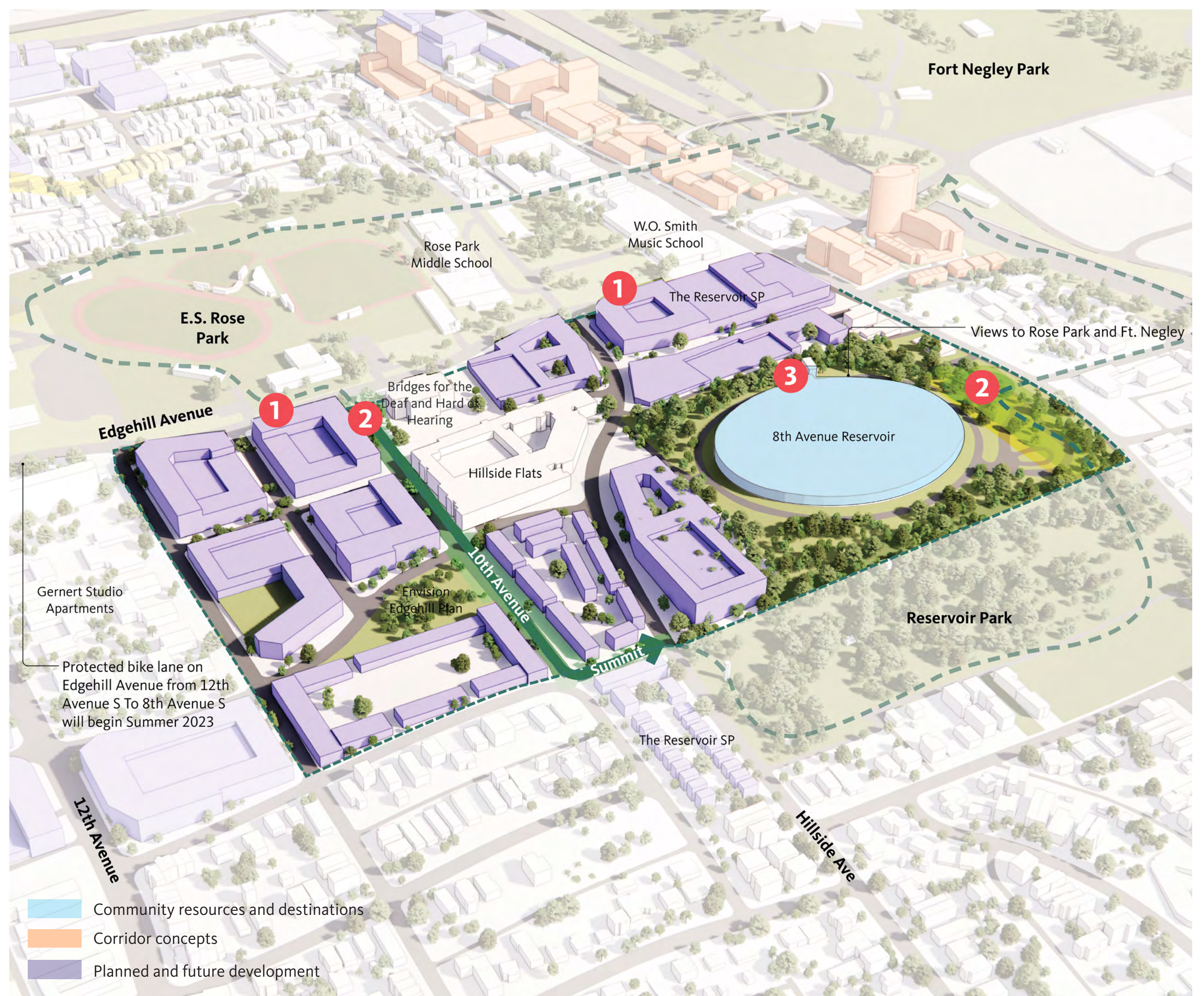
Other Issues Impacting this Area

- 1 More variety is needed beyond podium courtyard buildings and townhomes.
- 2 As planned, the Edgehill Avenue street wall will have little variety and mix of scale.
- 3 Proposed buildings fill entire blocks which does not align with Edgehill's historic massing.
- 4 The existing 10th Avenue pedestrian walkway is a strong connector that should become a street with pedestrian and bike connections from Rose Park to Reservoir Park.
- 5 Shared public open spaces should not be directly adjacent to housing facades or within housing courts.
- 6 Fencing and defensive edges make the city reservoir property feel like a barrier.



Vision and Recommendations

- 1 Plan for a varied and interesting Edgehill Avenue, with required facade relief every 150'.
- 2 Connect Rose Park, Reservoir Park, and Fort Negley. Explore feasibility of a greenway at 10th Avenue and Summit Avenue and a publicly-accessible buffer along 8th Avenue.
- 3 Protect the viewsheds from the Reservoir Gatehouse to Rose Park and Fort Negley.



AREA 6: HILLSIDE DRIVE AND RESERVOIR PARK

Community Feedback and Existing Conditions

Much of this area retains an original street grid, central neighborhood character, and original single family homes. Reservoir Park is a large neighborhood amenity. This part of the neighborhood has less access to walkable retail, amenities, and cultural institutions.

In this area, the most pressing development needs are for neighborhood amenities and an investment in Reservoir Park. Additionally, new residential development has changed this area's character, scale and affordability.

Community Feedback

- 1 Reservoir Park holds significant potential to offer a wider range of activities for its residents and become a neighborhood gathering space.
- 2 Residents would like a traffic light at Wedgewood Avenue and Hillside Avenue.
- 3 Residents feel unsafe near the unoccupied housing along Hillside Avenue.

Other Issues Impacting this Area

- 4 Preservation of existing single family homes
- 5 Walkable amenities and retail opportunities are limited in this area.



Vision and Recommendations

Build stronger connections to surrounding areas to allow for easy access to amenities along 8th and 12th Avenues, the Edgehill loop and parks, and the future developments and amenities to the north. Ensure that the character of this area is maintained with an urban design overlay for new development.

- 1 Preserve character in this area with an urban design overlay.
- 2 Connect Rose Park, Reservoir Park, and Fort Negley. Explore feasibility of a sidepath and pedestrian crosswalks at Summit Street.
- 3 Strengthen the ecological character of Reservoir Park as an arboretum of local trees and a habitat for wildlife.



AREA 7: 8TH AVENUE CORRIDOR

Community Feedback and Existing Conditions

8th Avenue is a diverse area with a mix of businesses, institutions, and residential building types. The I-65 highway and Reservoir area have helped to support car-oriented sites and the feeling of this street being a place to pass through.

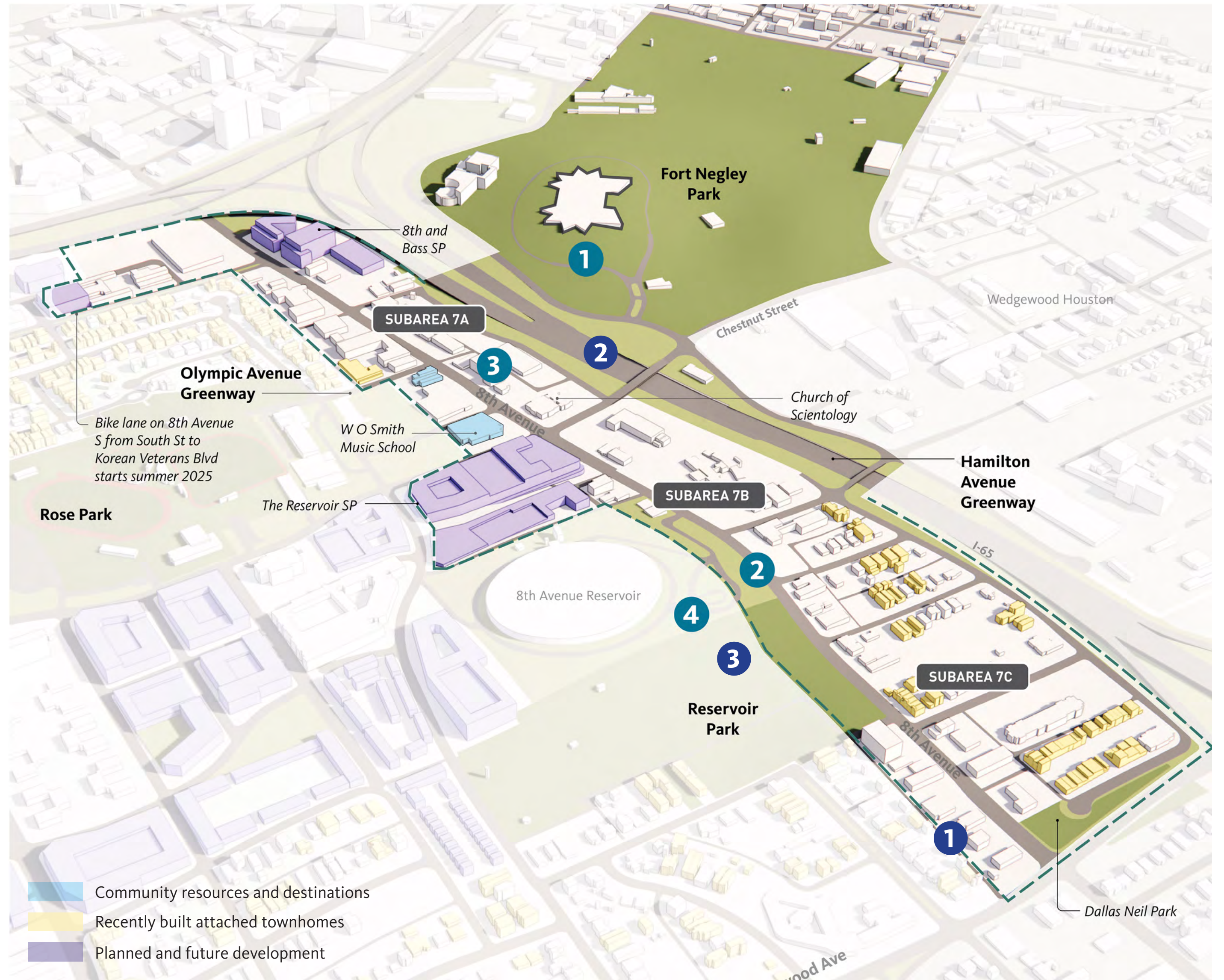
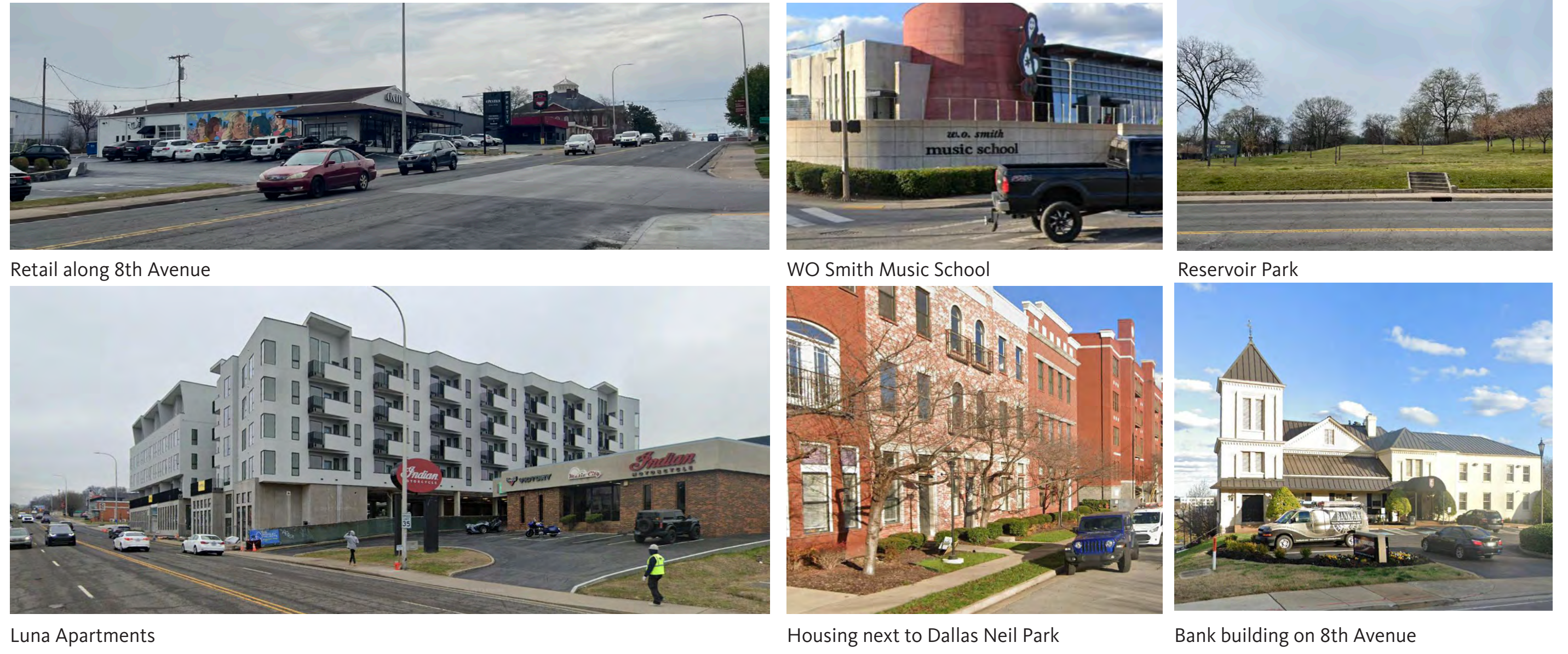
As a major urban corridor, 8th Avenue South has the potential to become a vibrant hub for Edgehill, a vehicle for reconnecting Edgehill and Ft. Negley and a model for the transformation of an auto-oriented urban road.

Community Feedback

- 1 Many see Ft. Negley as a part of Edgehill and would like to see a stronger connection and opportunities to remember its history.
- 2 Residents would like overall streetscape character and walkability improvements along 8th Avenue, as well as the need for a traffic light at 8th Avenue and South Street.
- 3 Neighbors are open to a wide variety of uses along 8th Avenue such as mixed-use apartments, neighborhood-serving retail, and cultural centers.
- 4 Need for more activation of the city Reservoir and Reservoir Park along 8th Avenue.

Other Issues Impacting this Area

- 1 Most properties along 8th Avenue are set back from the street and have front-loaded parking. Change is needed to make this a hospitable place for residents, pedestrians, bus riders and bikers.
- 2 I-65 continues to be a physical and psychological barrier for Edgehill. Although residents regard Ft. Negley as a significant part of Edgehill's heritage, there is limited pedestrian infrastructure to cross I-65 to reach it.
- 3 Reservoir Park has the highest potential to connect Edgehill from the East and West, and be welcoming from the 8th Avenue edge.



Vision and Recommendations

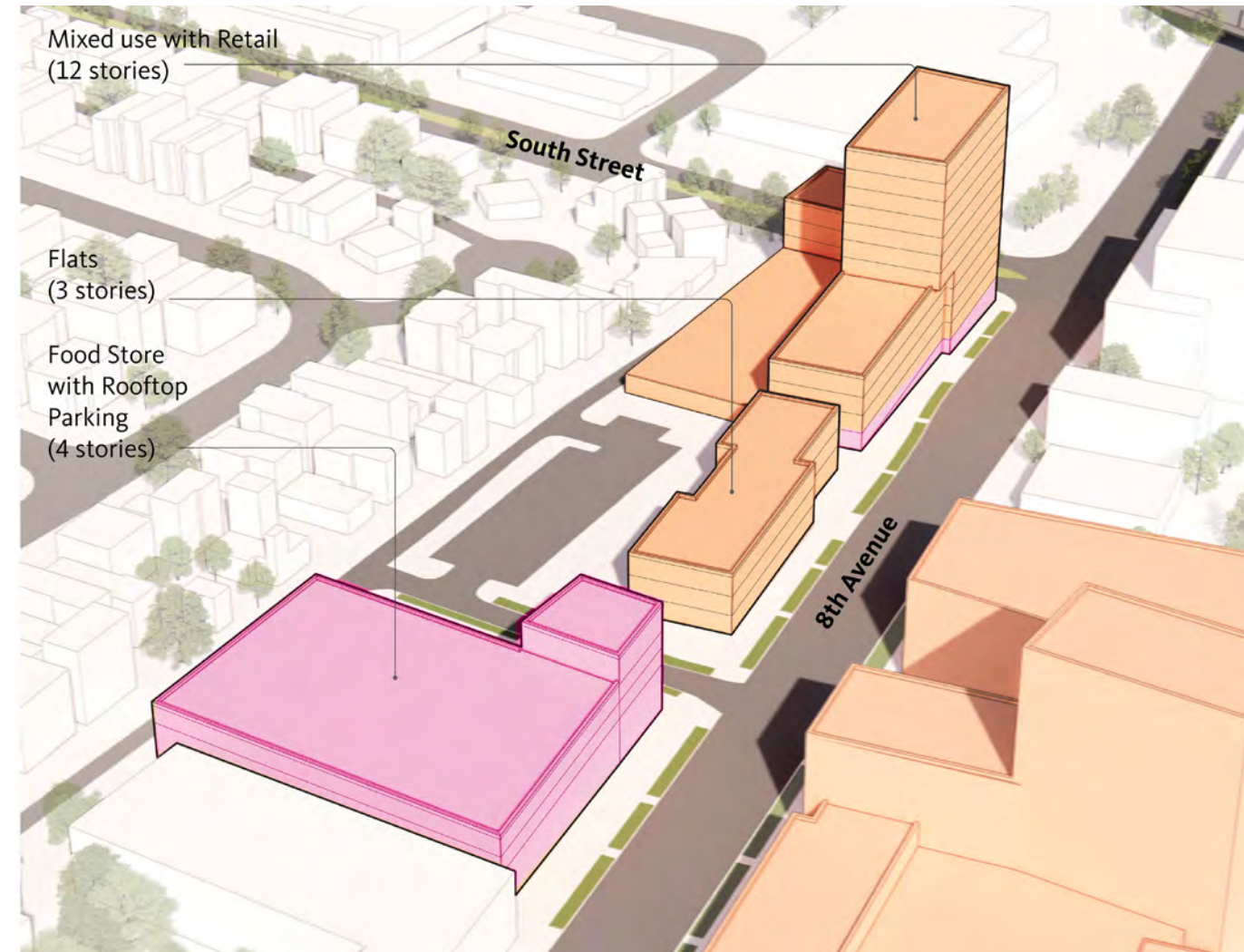
As 8th Avenue continues to evolve, prioritize pedestrian pathways and connections to Ft. Negley, as well as developments that strengthen and densify the new crossroads being created.

- 1 Reconnect Edgehill to Fort Negley through enhanced pedestrian streetscapes, bridges, or an expanded park and highway cover.
- 2 Connect Rose Park, Reservoir Park, and Fort Negley. Explore feasibility of a side path and pedestrian crosswalks at Olympic Street and 10th Avenue.
- 3 Pursue a plan for a new pedestrian-focused streetscape along 8th Avenue.
- 4 CORRIDOR CONCEPT: Build on existing new developments to provide an enhanced overall streetscape and defined street wall.
- 5 CORRIDOR CONCEPT: Celebrate the connection to Fort Negley with an important Edgehill intersection and gateway development.
- 6 CORRIDOR CONCEPT: Use sites close to Wedgwood Avenue to add density and housing along 8th Avenue.
- 7 Implement the Fort Negley Master Plan.
- 8 Protect the viewsheds from the Reservoir Gatehouse to Rose Park and Fort Negley.

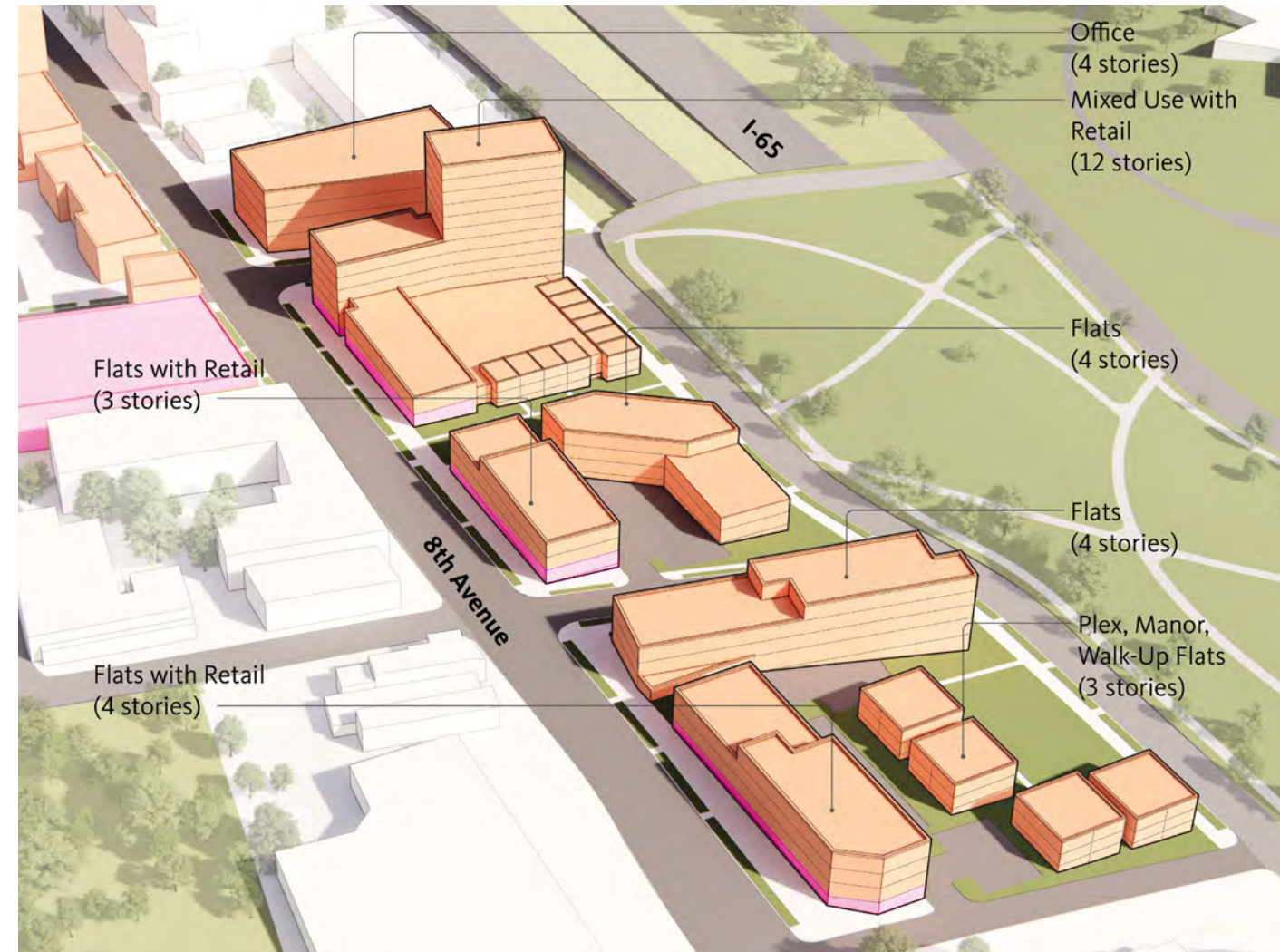


Corridor Concepts

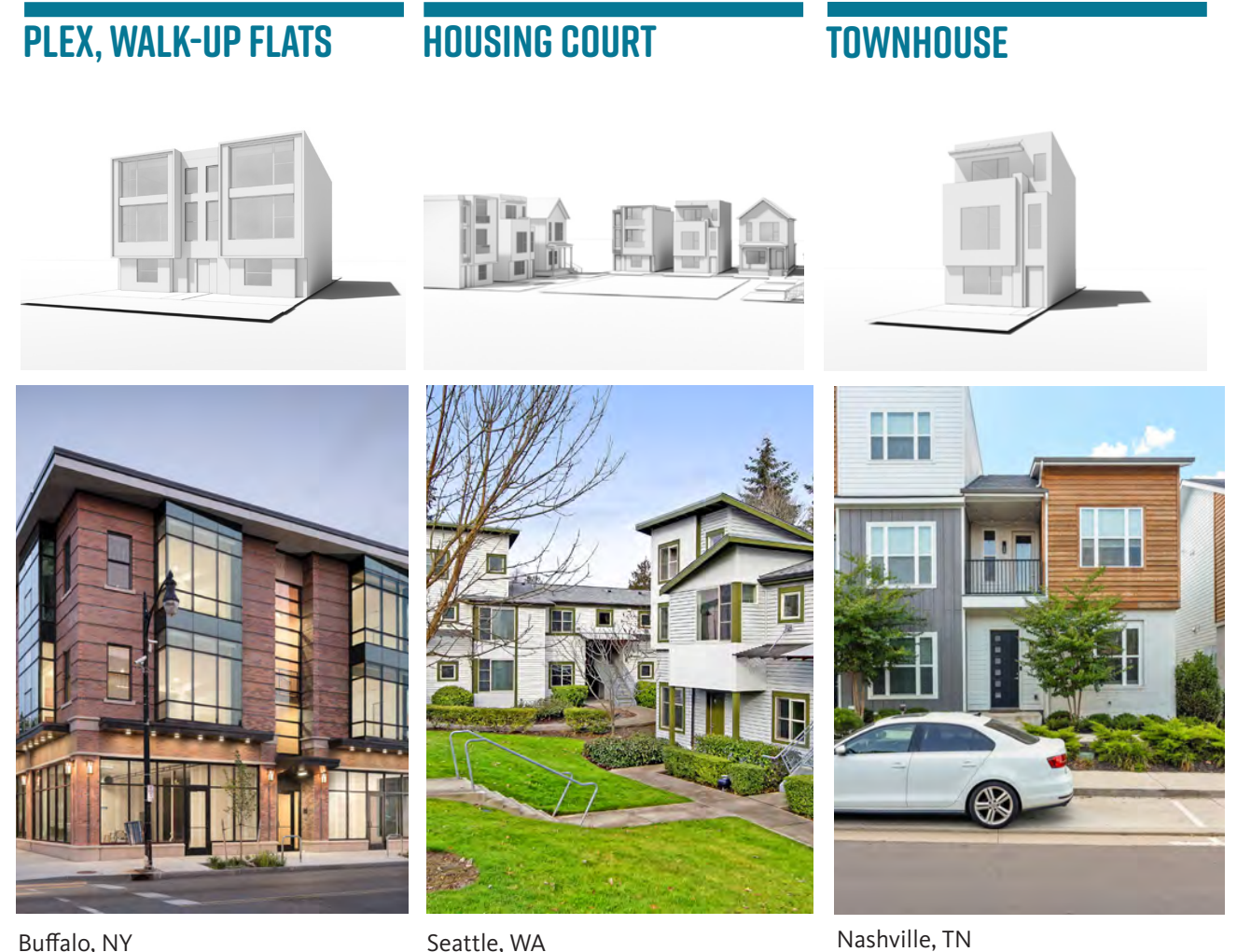
8TH AVENUE AND SOUTH STREET SITE



8TH AVENUE AND ARCHER STREET SITE



RECOMMENDED BUILDING TYPES



8TH AVENUE AND EDGEHILL AVENUE SITE



8TH AVENUE AND WEDGWOOD AVENUE SITE

