

88 Hermitage Feasibility Study

COMMUNITY OPEN HOUSE

What is 88 Hermitage Avenue?

A 2.6 acre site that was acquired by Metro Nashville in 2022. The site contains one structure, a former piece of the Tennessee School for the Blind campus that is deemed eligible for inclusion on the National Register of Historic Places. The building is approximately 13,230 SF with a 7,140 SF basement and is constructed primarily of stone, masonry, and steel. The rest of the site is currently vacant.

What is a feasibility study?

A study to understand viable development of a site before investing in detailed design and construction. For 88 Hermitage the study looked at the following:

- The School building for viable reuse options
- The land for multi family housing to address housing affordability needs
- The entire site for integration with the Wharf Park Master Plan

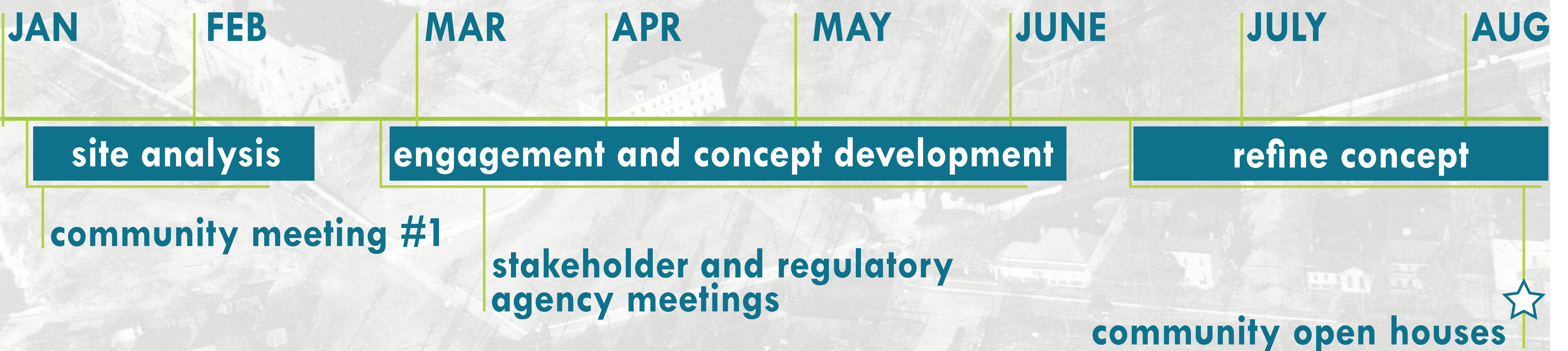
The next steps, following this study's completion, are to: secure funding for master planning, complete the master plan, select a developer(s) and, ultimately, to renovation and construction.

What is this meeting about?

To review and comment on the results of the feasibility study!

This includes giving feedback on potential:

- New street and greenway connections
- Reuse options for the existing school building
- Height and density of a new multifamily building on the site



WHAT YOU TOLD US

ABOUT THE SITE

The site can better serve the community with...

- Transit access
- Retail options
- Affordable housing
- Accessible green space
- Community resources

ABOUT THE BUILDING

In the building, I would like to see...

- Creative Arts Space
- Community Center
- Event Space
- Daycare
- Non-Profit Offices
- Retail
- Children's Museum
- LGBTQ Center
- Other Community Services

WHAT DID WE MISS?

place sticky notes here



scan for the complete list of responses

WHAT YOU TOLD US

ABOUT ROLLING MILL HILL

ABOUT HOUSING

Housing security looks like...

Not having to think about it
Adequate housing options for residents

Good housing looks like...

Accessible and affordable units
Residents from multiple generations
Quality construction

Our current barriers to housing are...

Low income
Background issues

We like that...

It is home to many people
It has views of the river

We don't like that...

The greenway is cut off due to development
There is no connection to the river

WHAT DID WE MISS?

place sticky notes here



scan for the complete
list of responses

ABOUT THE 88 HERMITAGE BUILDING

- 1944** • • • Originally opened as the Primary School (including classrooms and dorms) for the The Tennessee School for the Blind.
- 1952** • • • The building becomes the segregated campus for african american students. The Rolling Mill Hill campus is otherwise shut down as the new Cloverfield campus opens.
- 1965** • • • The Tennessee School for the Blind integrates and all students move to the Cloverfield campus. 88 Hermitage is repurposed as offices for the State's Department of Human Services
- 2015** • • • 88 Hermitage becomes vacant as the State moves out
- 2022** • • • Metro Nashville purchases the building and property from the State

What will it be next???



The original Tennessee School for the Blind (pictured above) was demolished in the mid-1960s



Nashville Electric Service doing repairs on Hermitage Avenue in the mid 1950's. The addition at 88 Hermitage is seen in teh background.

HAVE STORIES TO SHARE?

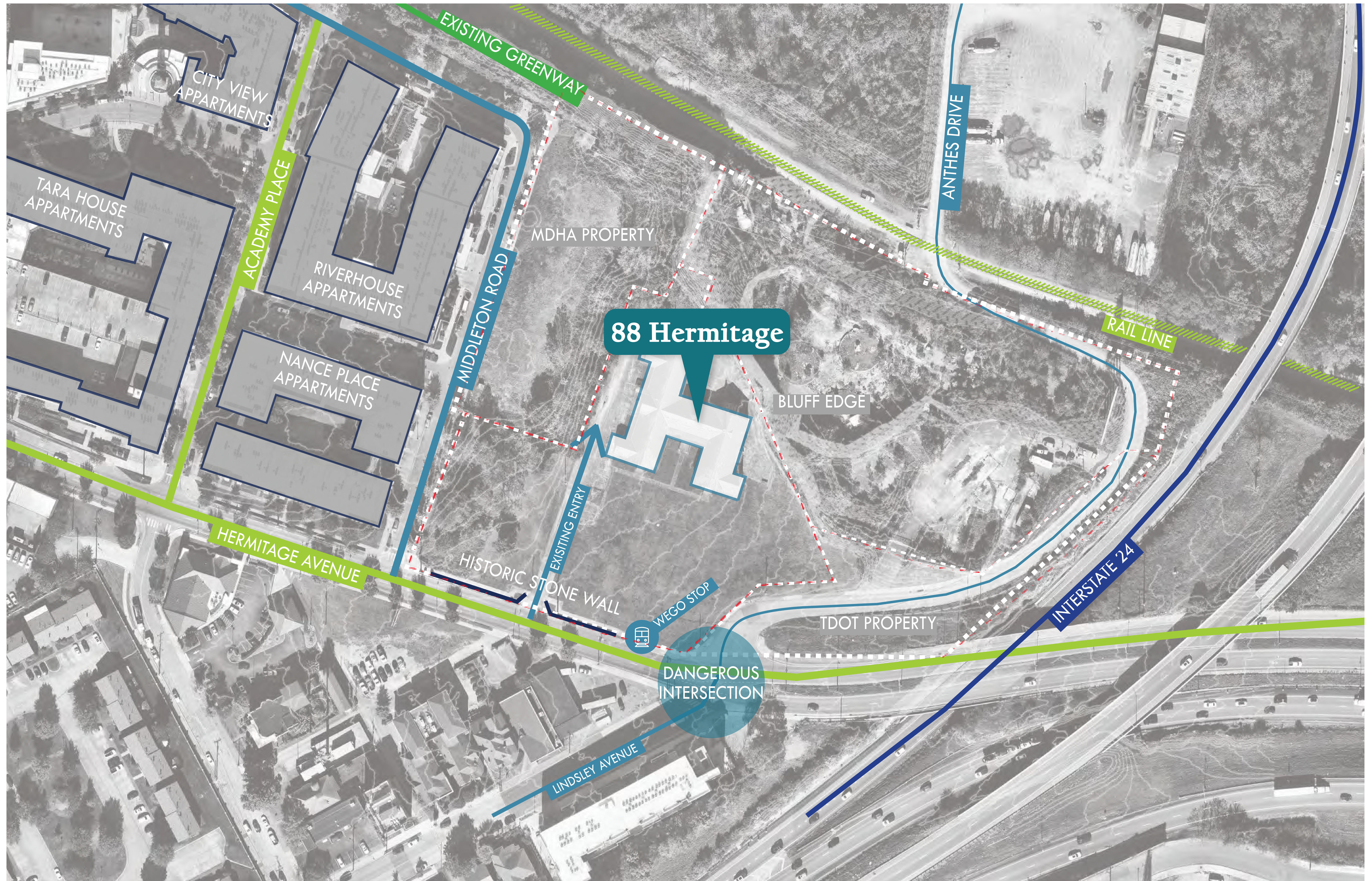
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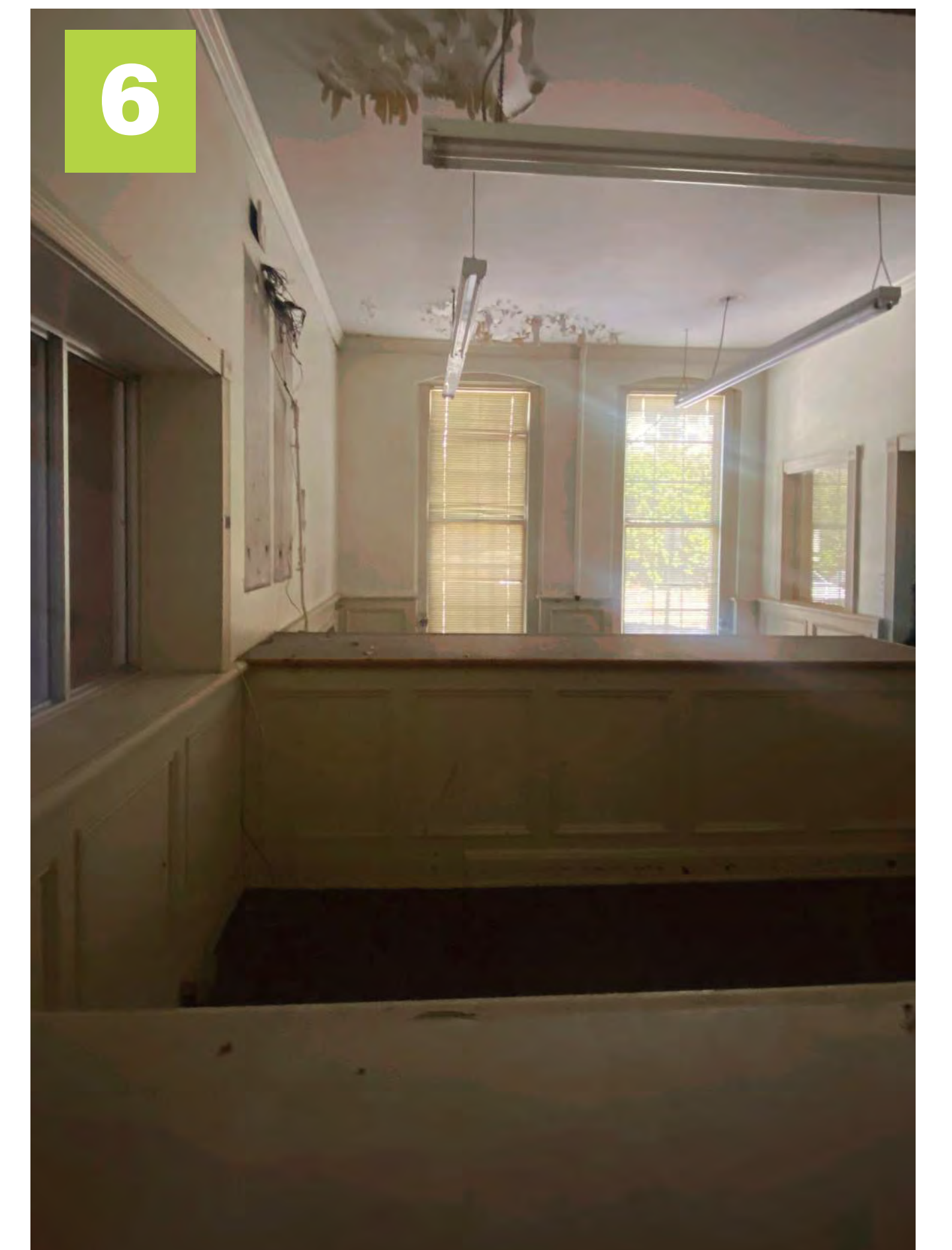
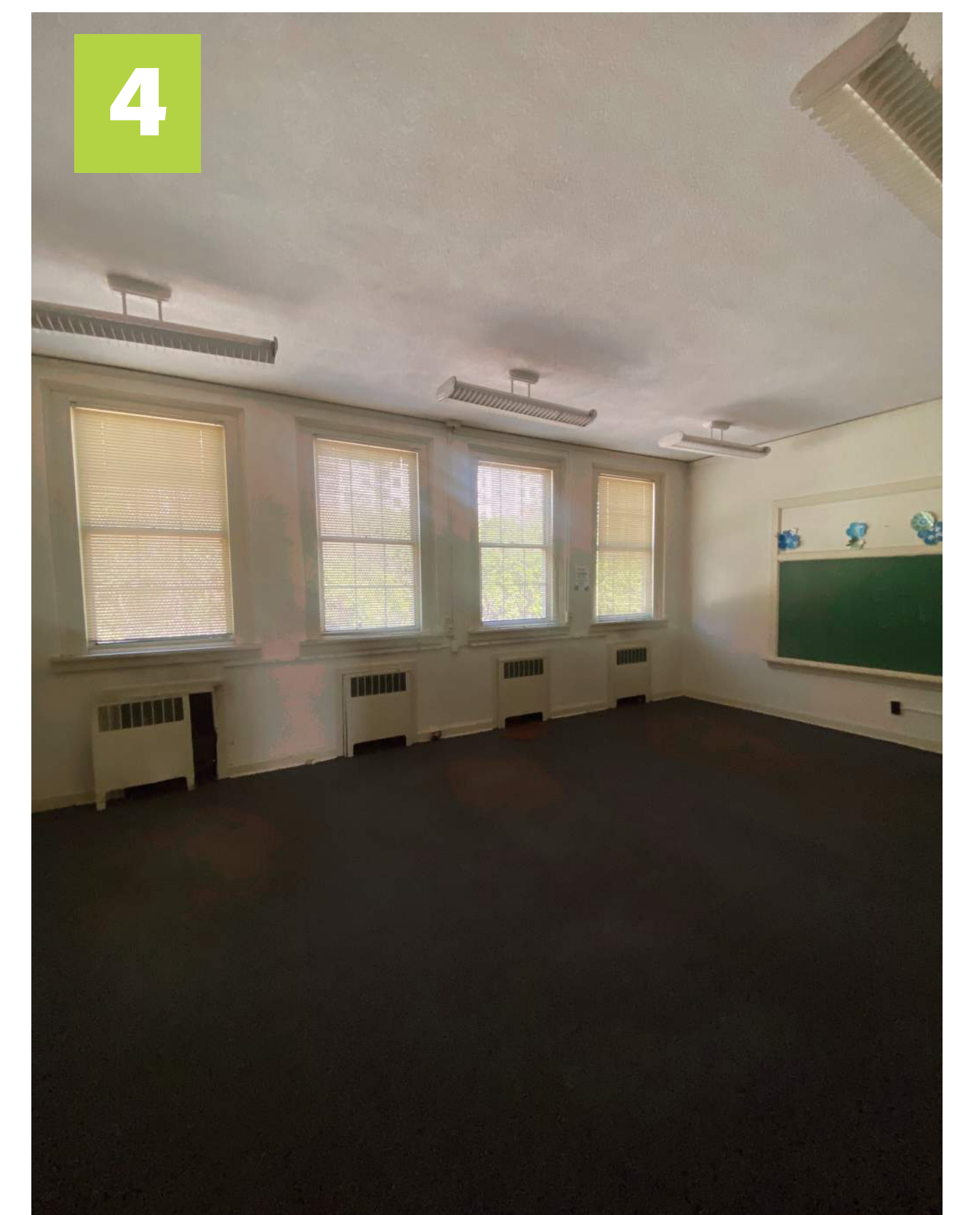
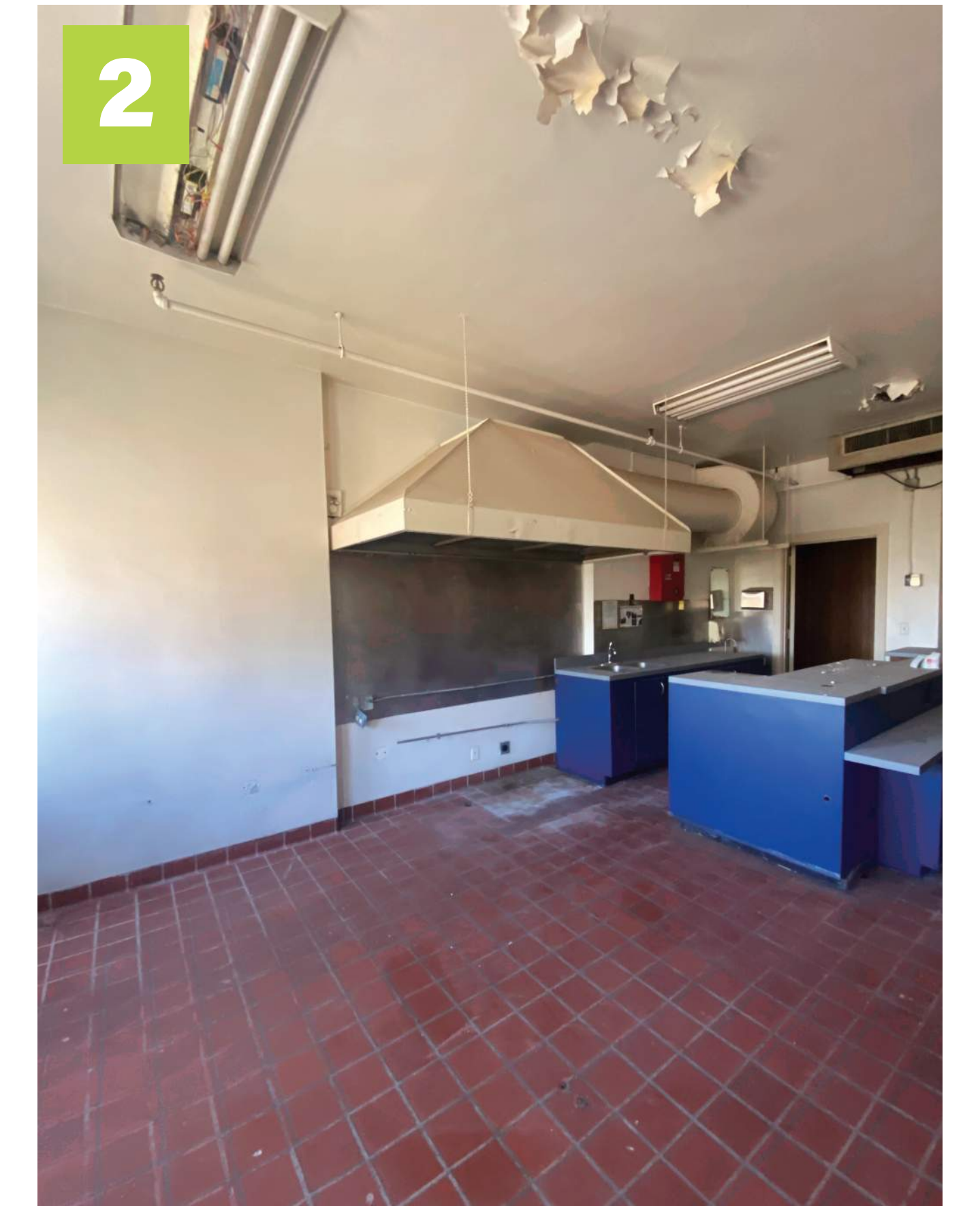
88 Hermitage today

88 Hermitage
FEASIBILITY STUDY

EXISTING CONDITIONS



EXISTING BUILDING

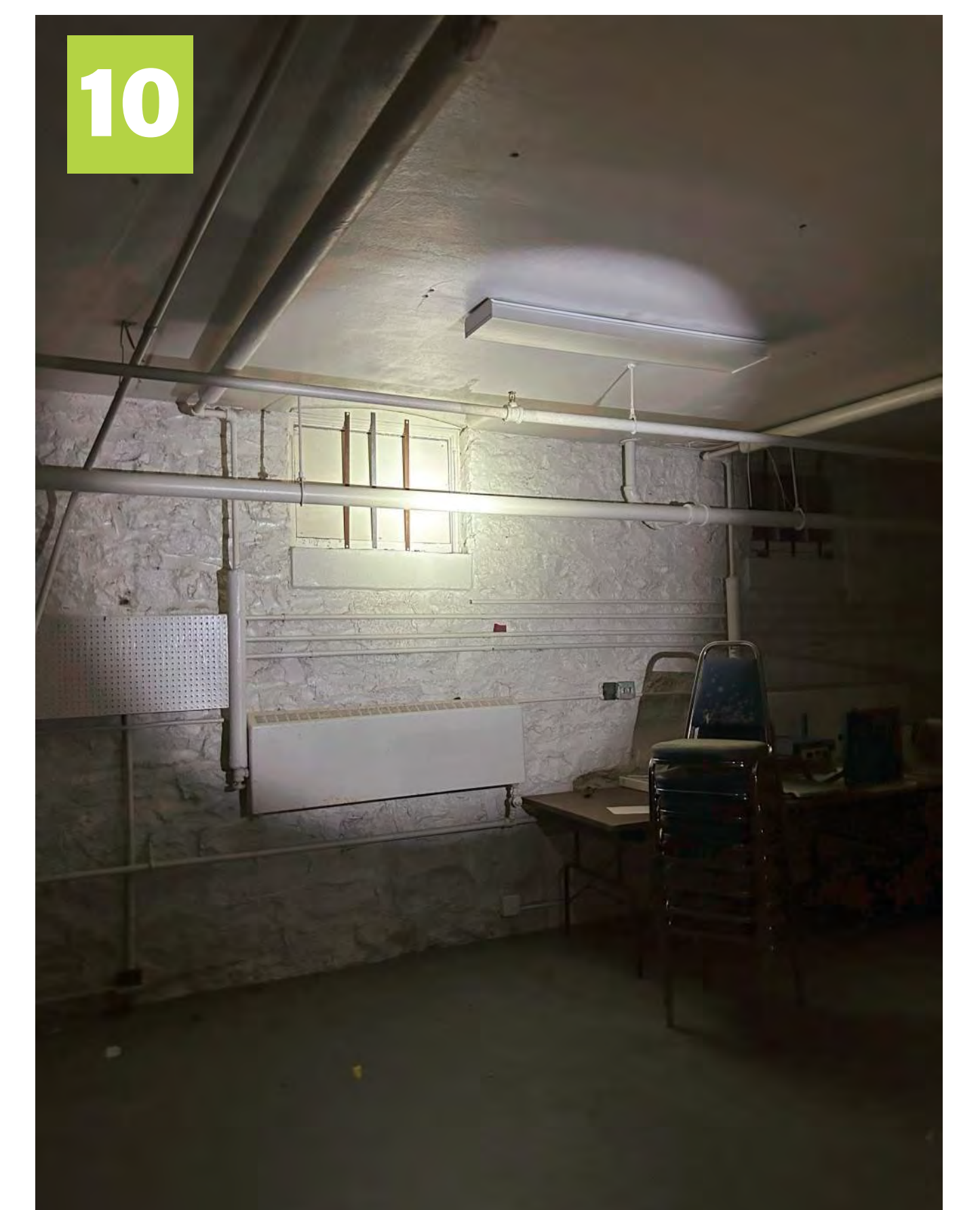
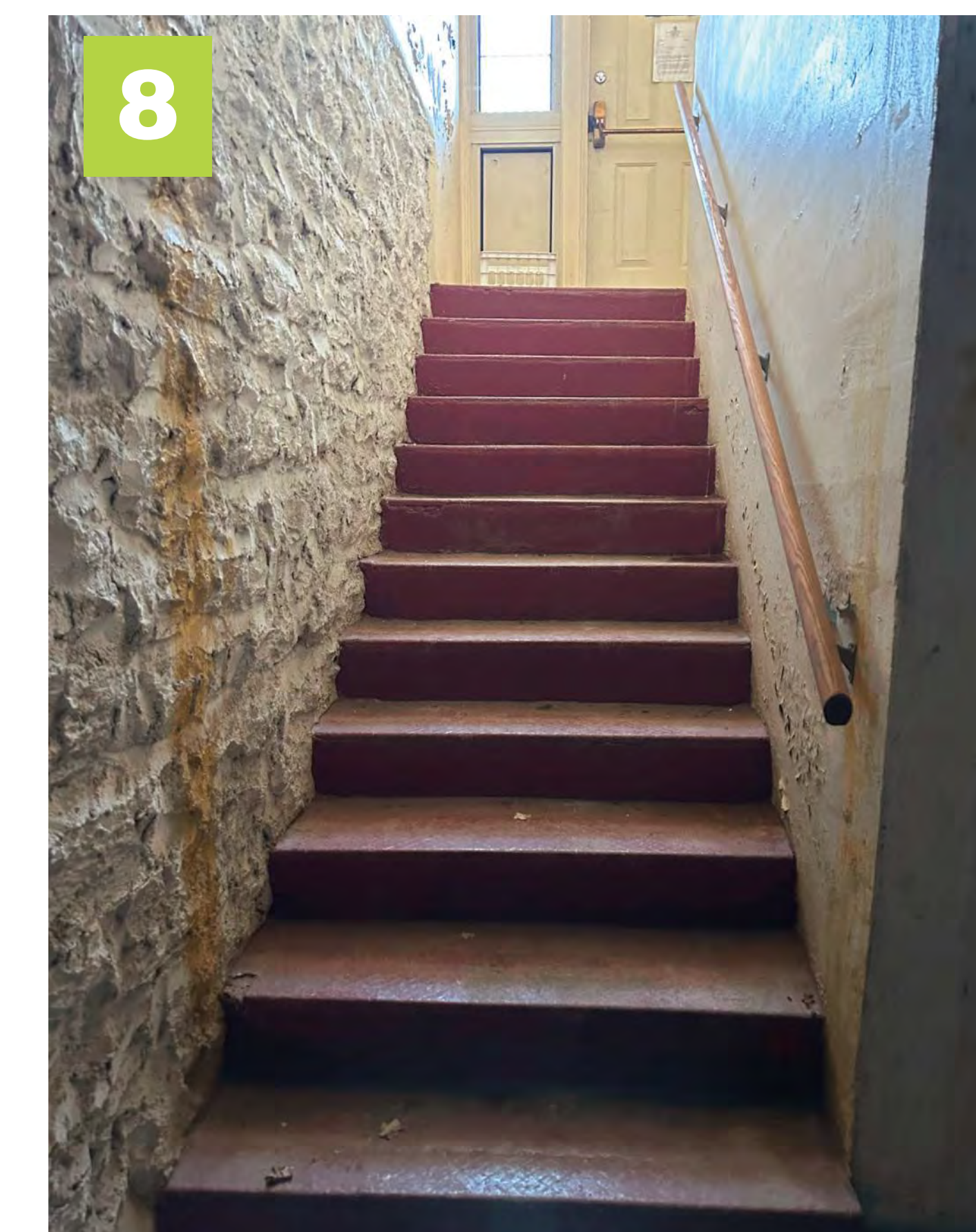
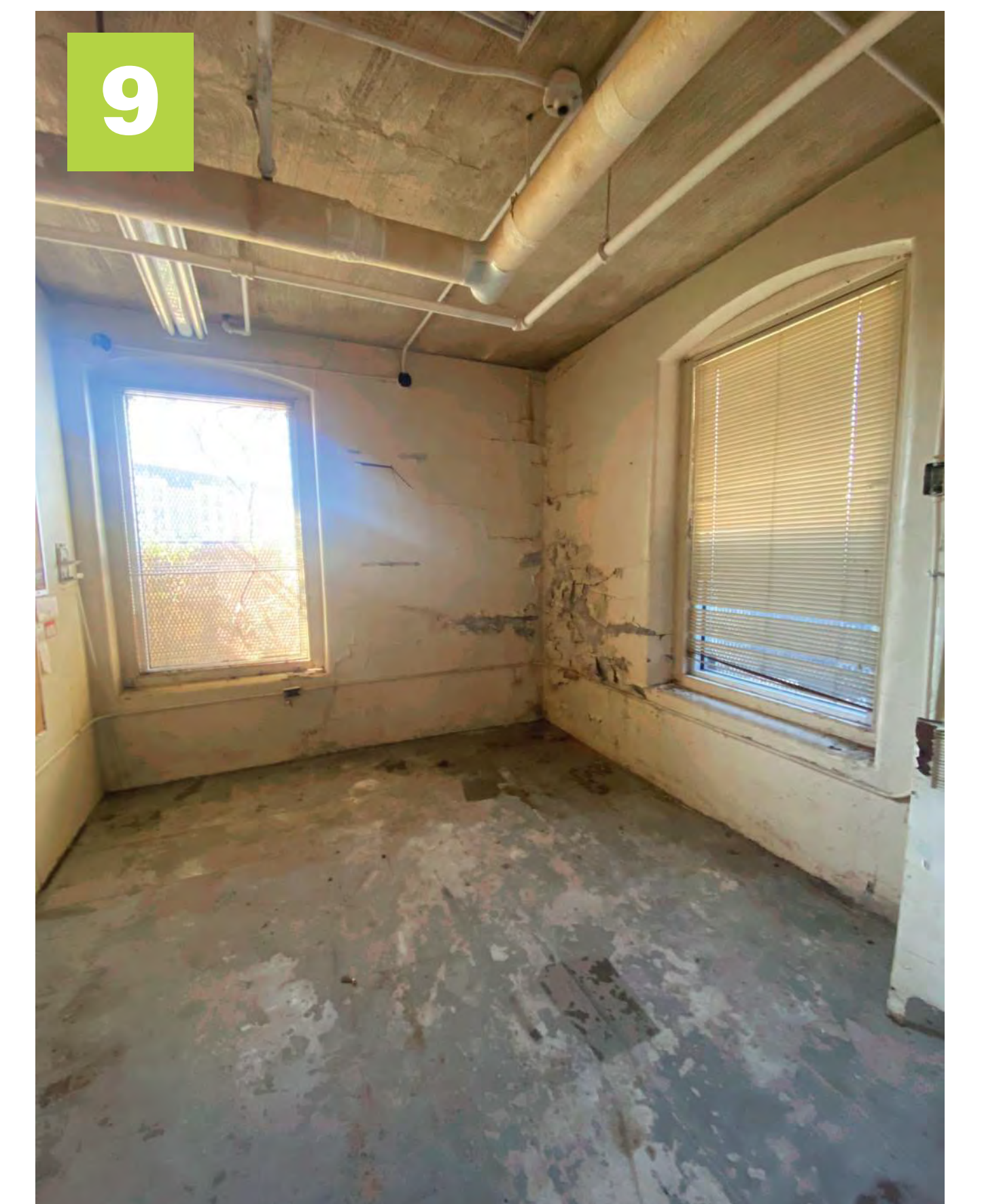
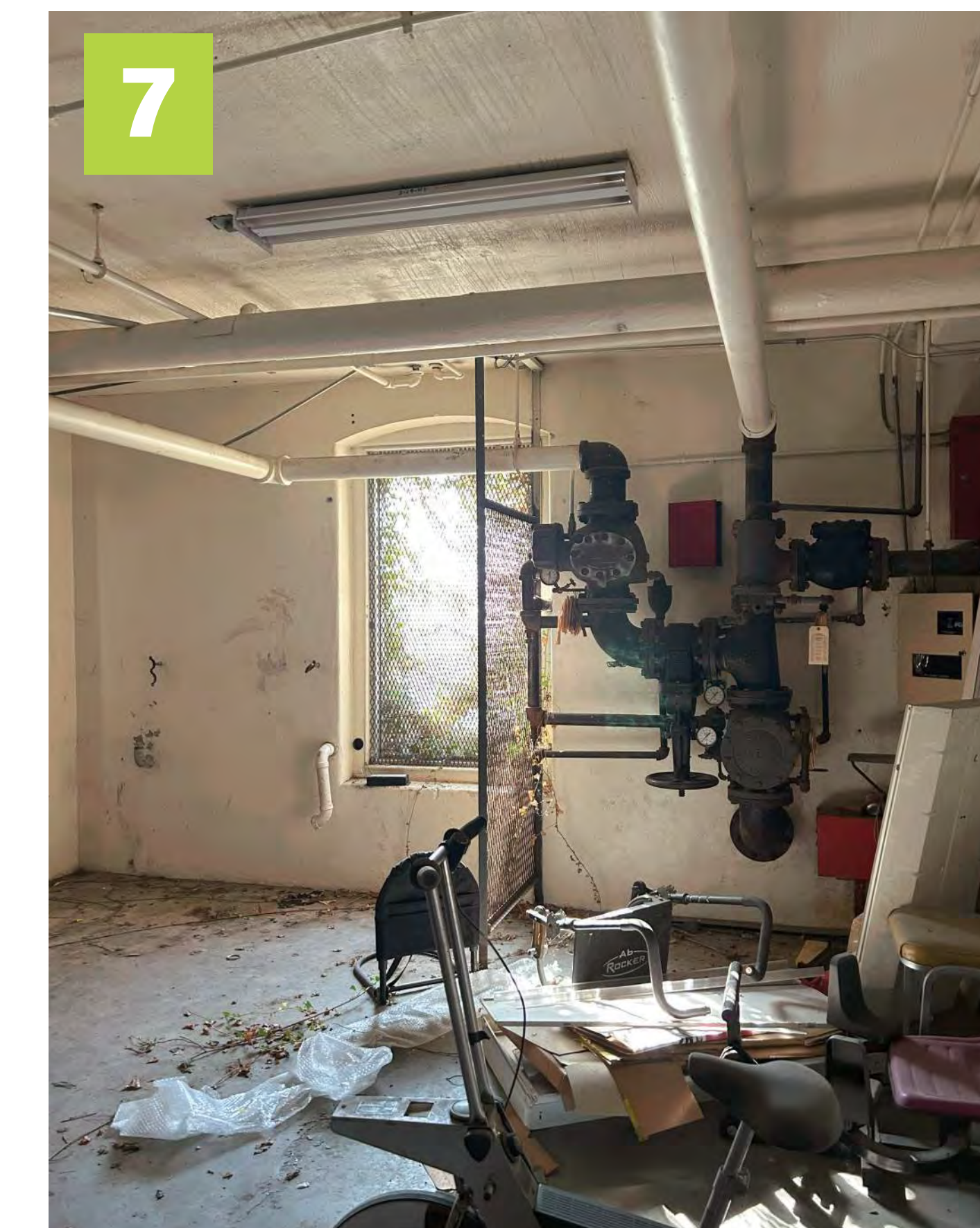
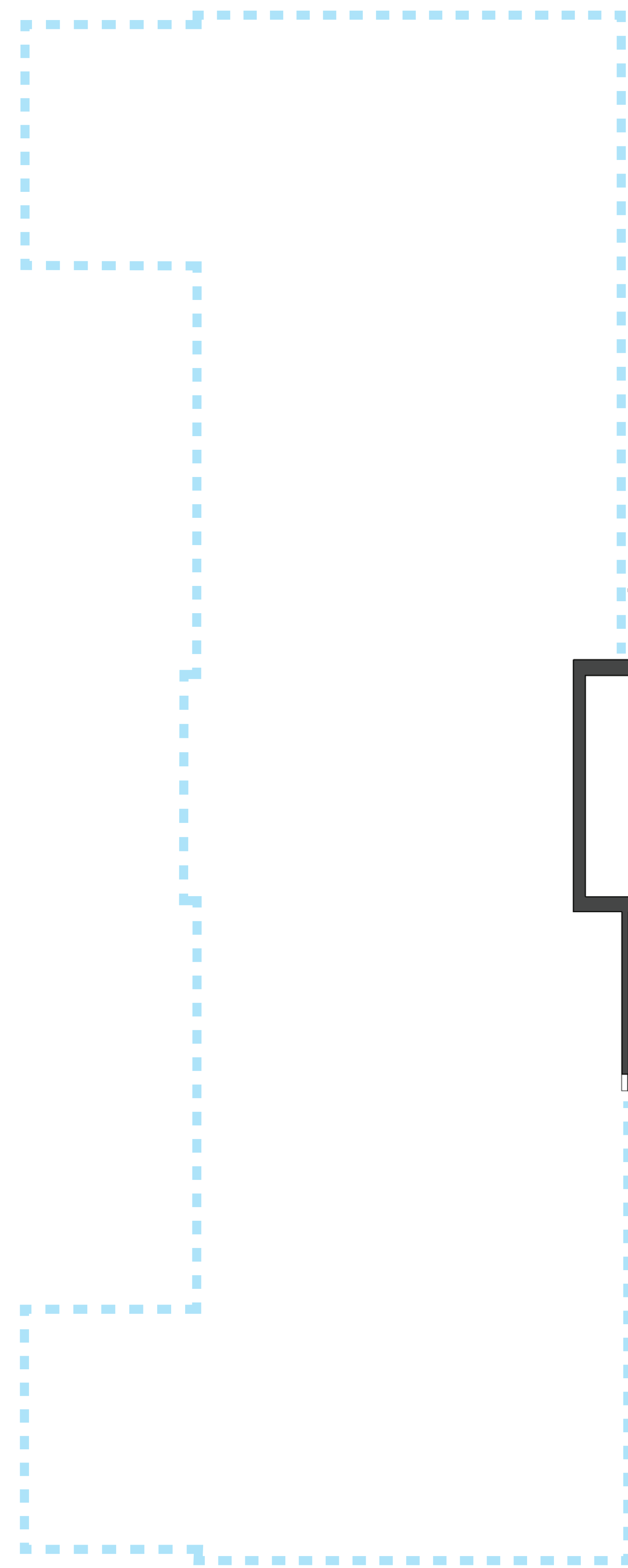


FIRST FLOOR PLAN

EXISTING BUILDING

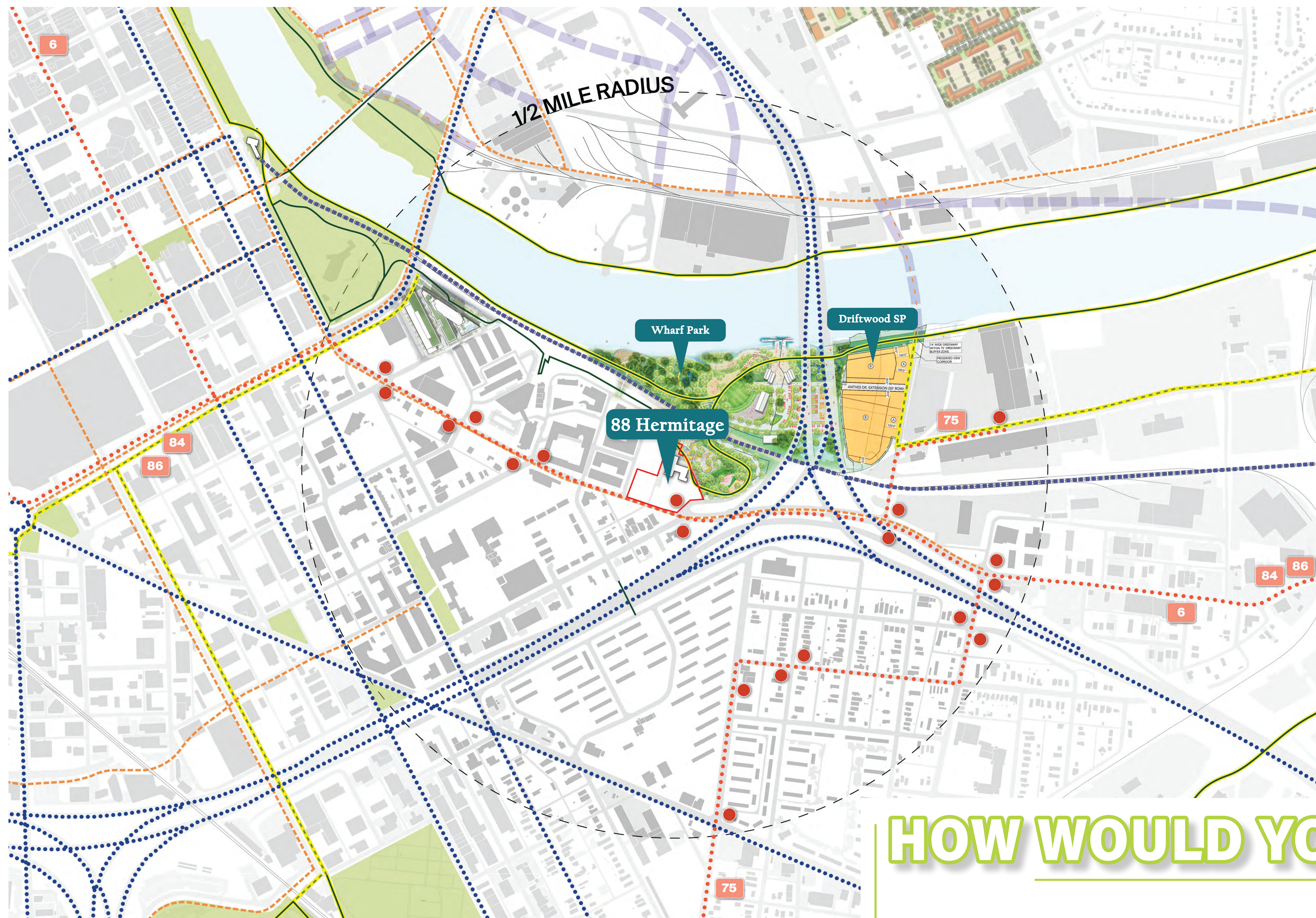
What is an adaptive reuse

The process of taking old buildings or sites and repurposing them for a use different from what they were originally designed for.



BASEMENT PLAN

AREA CONNECTIVITY



Legend

- WeGo stop within 1/2 mile radius
- Direct Bus Route
- Other Bus Routes
- ■ ■ Music City Star Line
- Existing Bikeway
- - - Proposed Bikeway
- Existing Greenway
- - - Proposed Greenway
- Park or Public Space
- - - Proposed East Bank Road Network

HOW WOULD YOU ARRIVE?

FEASIBLE USES

Commitments on the land:

- Metro does not intend to sell the land
- Development will show respect for the historical and cultural significance of the former School for the Blind and for the people who have lived in the area
- Redevelopment of the land will include public open spaces and a multimodal network

Commitments for housing:

- Multi-family housing will be constructed. No single-family housing will be constructed
- Housing affordability benchmarks will be established for the entire site. Currently the benchmark is that at least 40% of units target households earning at or below 60% AMI, with some units being deeply affordable
- Holistic housing tenant selection and application review to enable tenancy for individuals with limited credit, eviction histories, and/or criminal records



FOR THE BUILDING

- Community center to support LGBTQ+ community
- Youth 18-30 programming
- Workforce development
- Arts programming
- Culinary arts
- Housing-related services
- Metro offices complementary to housing and the future Wharf Park

FOR THE SITE

- Mixed-income housing
- Ground floor active uses – commercial, retail, restaurant, etc.
- Parking to support uses at 88 Hermitage and Wharf Park
- Multi modal connections to Wharf Park and downtown greenway
- Access to transit
- Open space
- Potential for other Metro uses

CONCEPT A

88 Hermitage FEASIBILITY STUDY



CONCEPT B

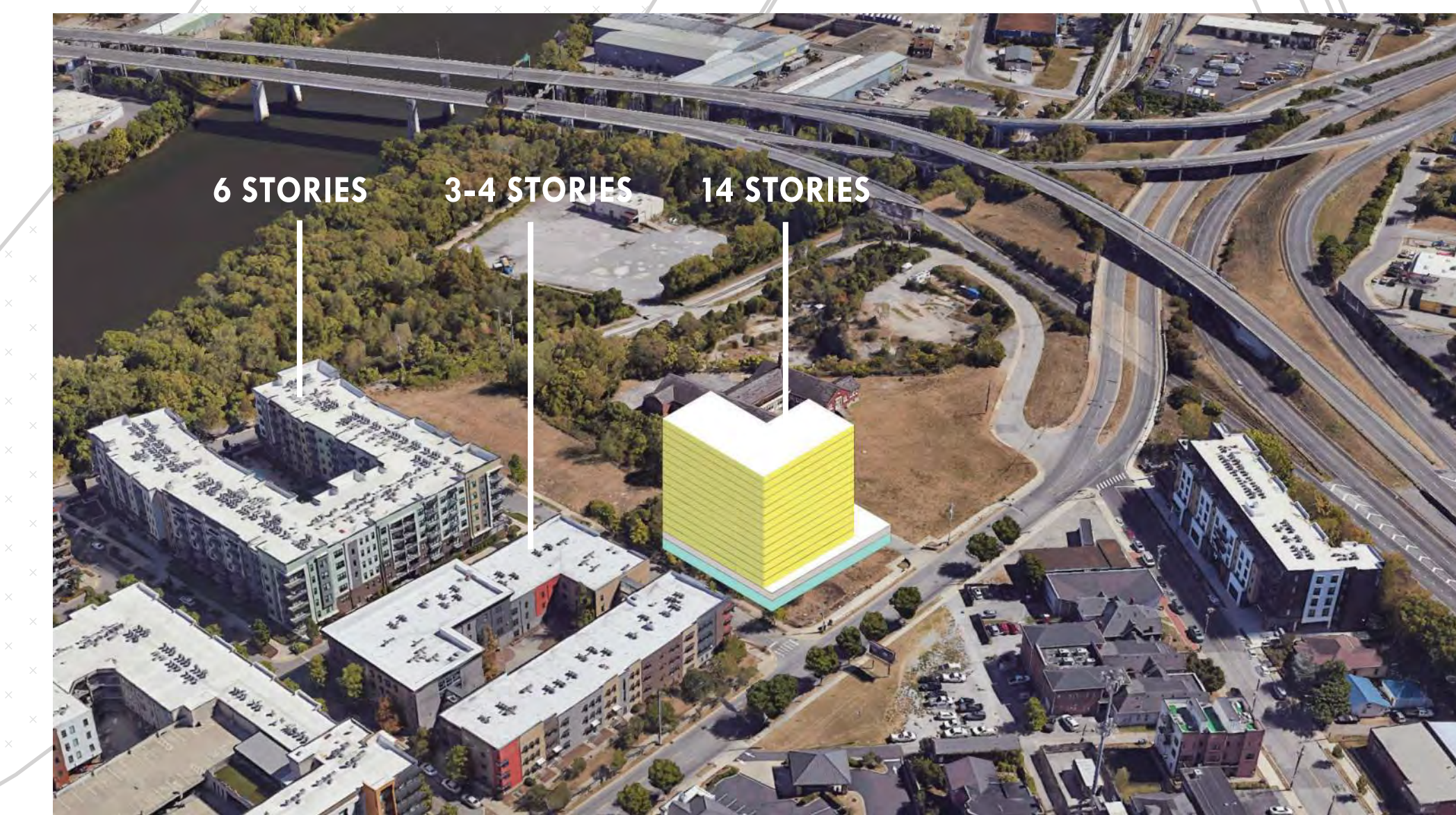
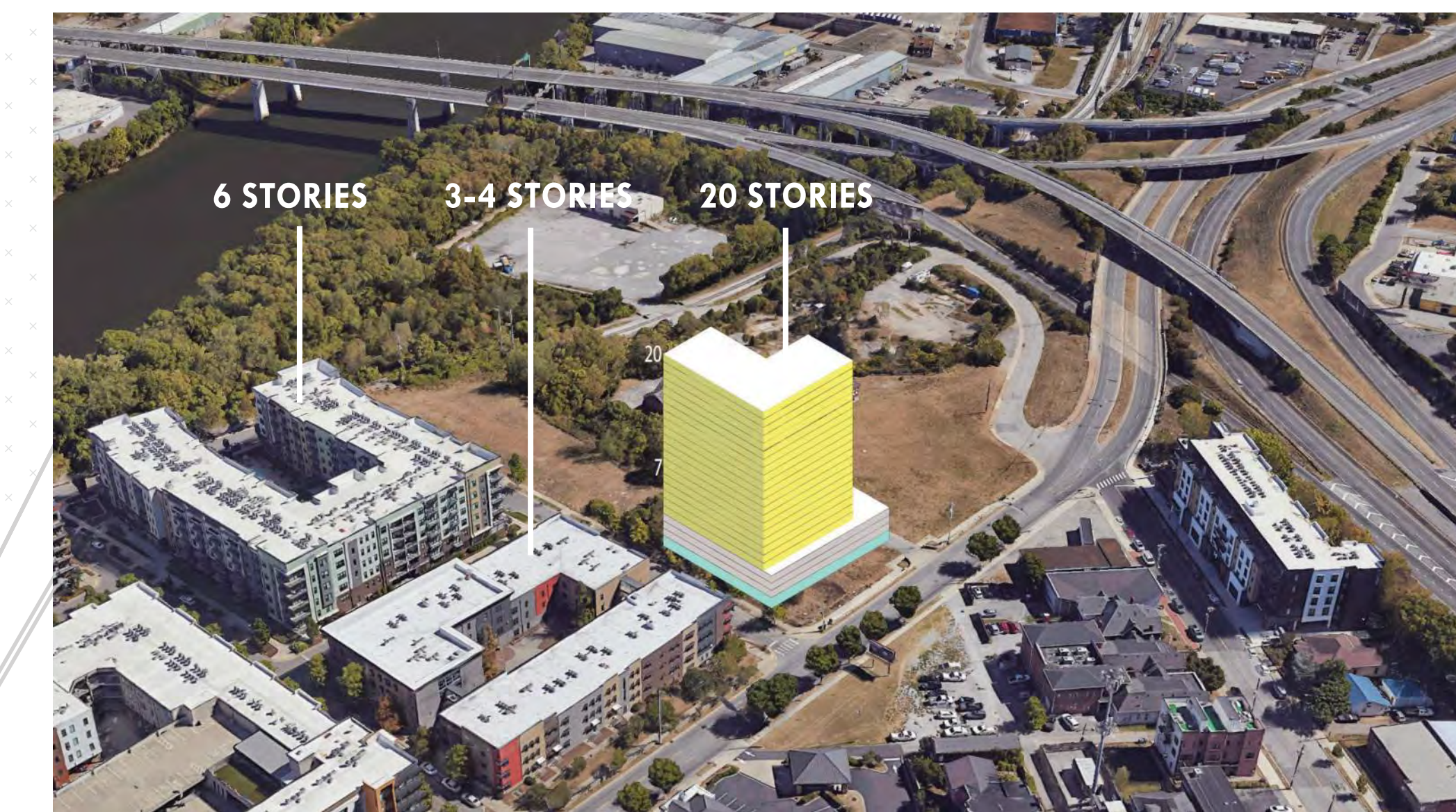
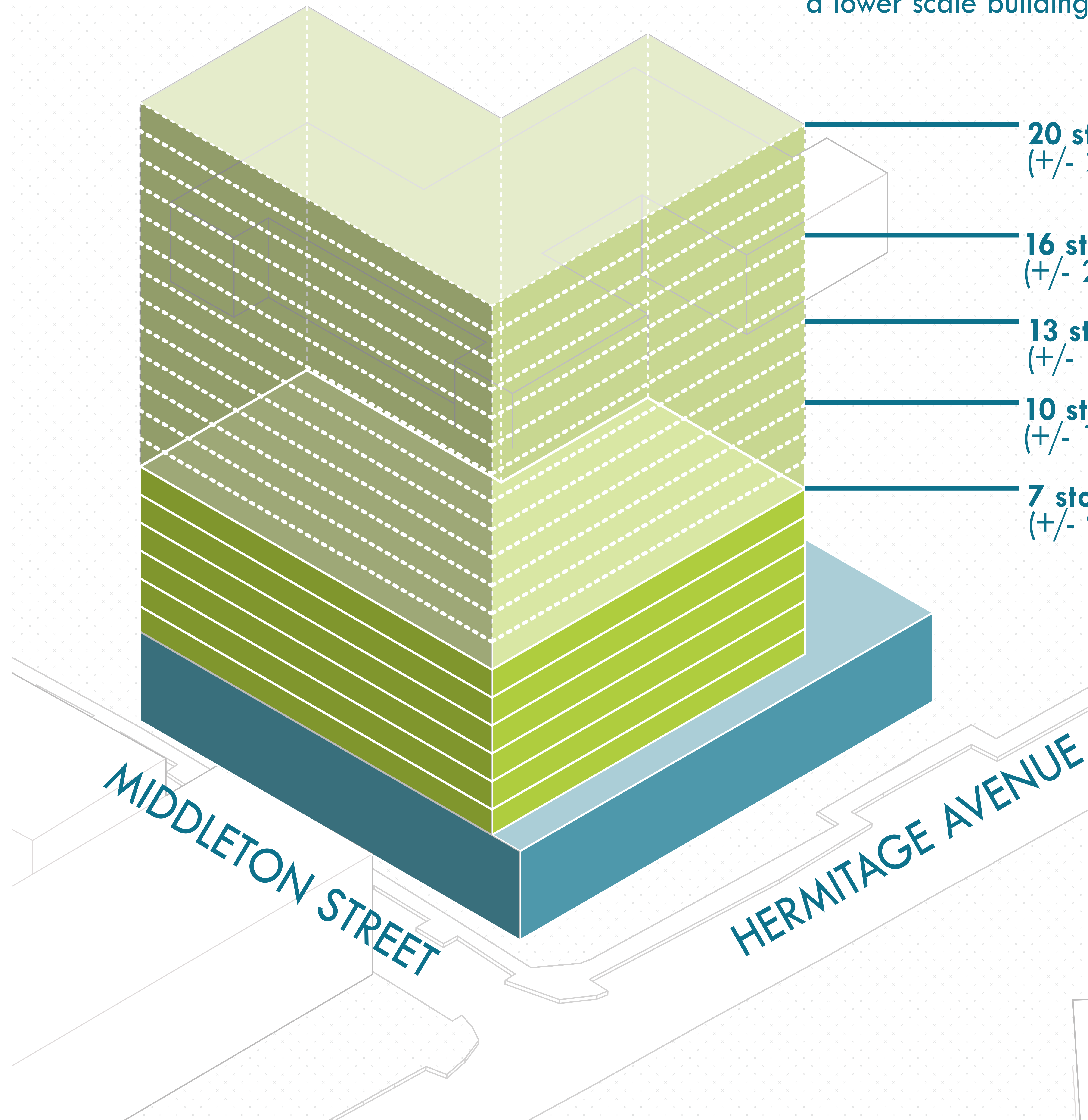
88 Hermitage FEASIBILITY STUDY



BUILDING SIZE

Height and Number of Units

Many factors will be included in determining building height and size. While the feasibility study is not able to commit to final building size, we would love your input! Do you want a taller building with more housing units or a lower scale building?



HOW MANY STORIES?

# of stories	votes
20 stories	
16 stories	
13 stories	
10 stories	
7 stories	

HOW DO YOU SEE THE BUILDING FITTING IN WITH ITS CONTEXT?

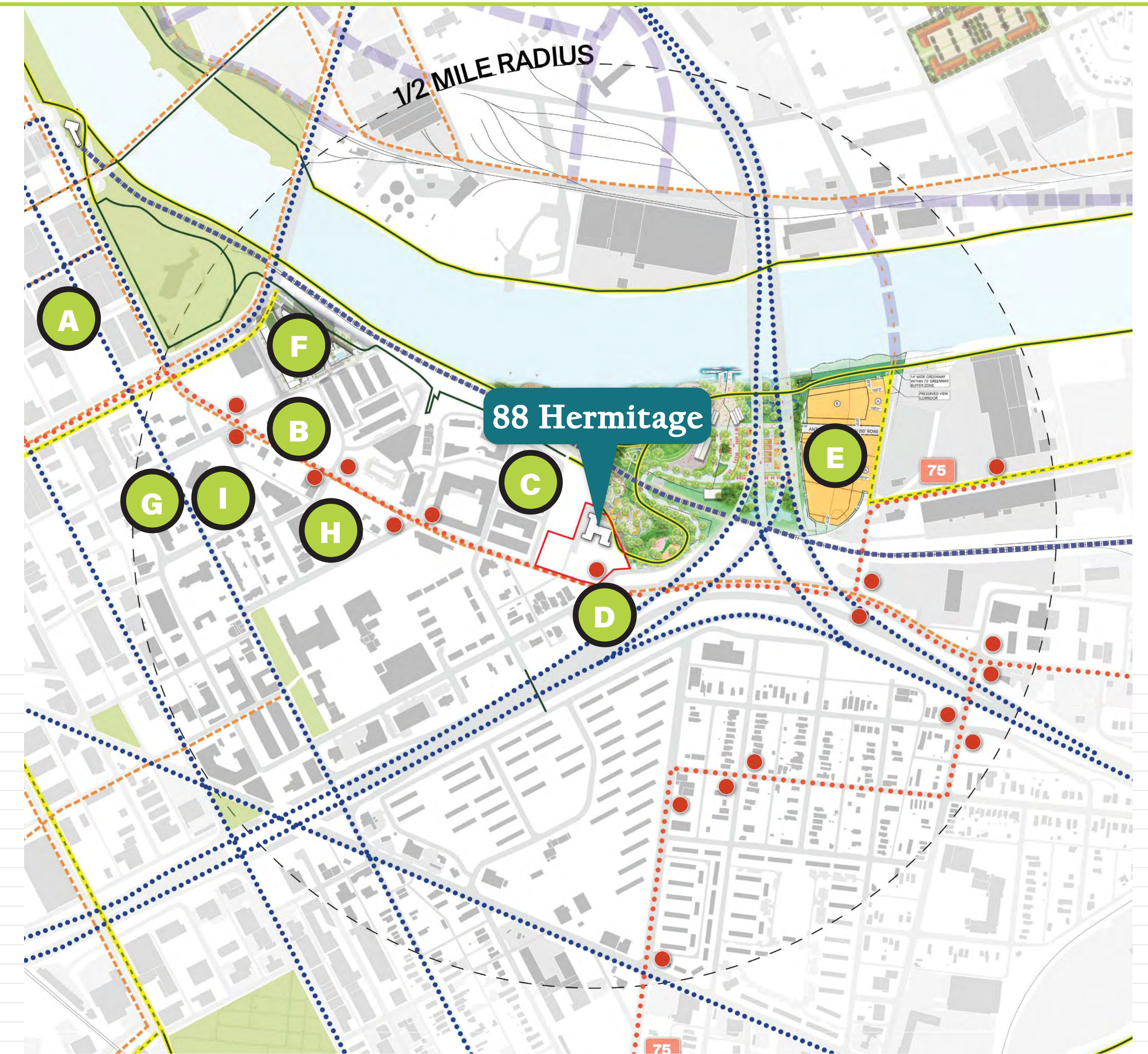
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**TALLER BUILDING
(23 STORIES)**

MORE HOUSING UNITS +
AMENITIES

**SHORTER BUILDING
(7 STORIES)**

FITTING WITH IMMEDIATE
CONTEXT



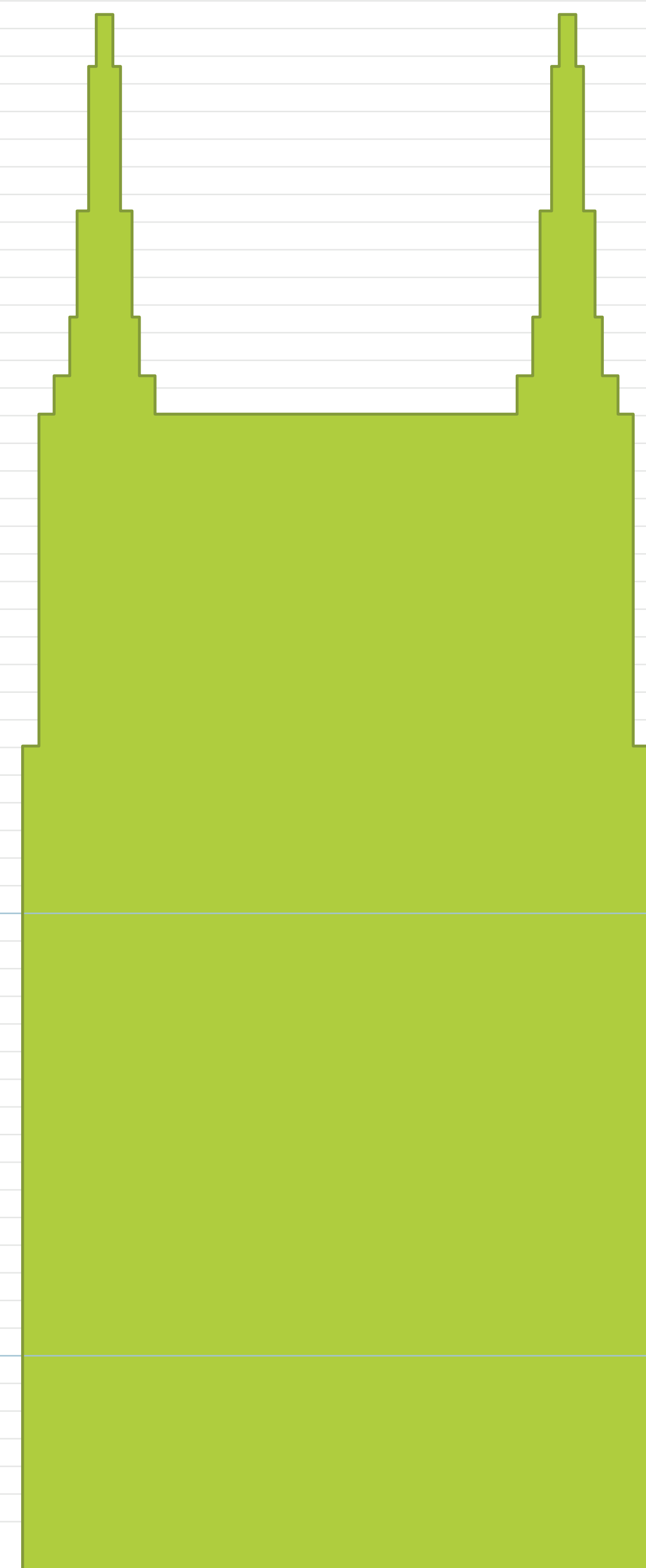
**RUTLEDGE HILL
MULTI-USE
[APPROVED]**
39 residential stories

**RUTLEDGE HILL MULTI-
USE DEVELOPMENT
[PENDING]**
37 residential stories

**2ND AND PEABODY
[APPROVED]**
36 residential stories

**PEABODY UNION
[UNDER CONSTRUCTION]**
27 residential stories

DRIFTWOOD SP [APPROVED]
180 feet
approx. 17 residential stories



I

H

G

F

E

AT&T BUILDING
617 feet
approx. 61 residential stories

A HYATT CENTRIC
306 feet
approx. 27 residential stories

B PEABODY PLAZA
135 feet
approx. 13 residential stories

C RIVERHOUSE APARTMENTS
5-6 residential stories

D MUSE 508
4 residential stories

WHERE TO NEXT?

☆ WE ARE HERE

Feasibility Study

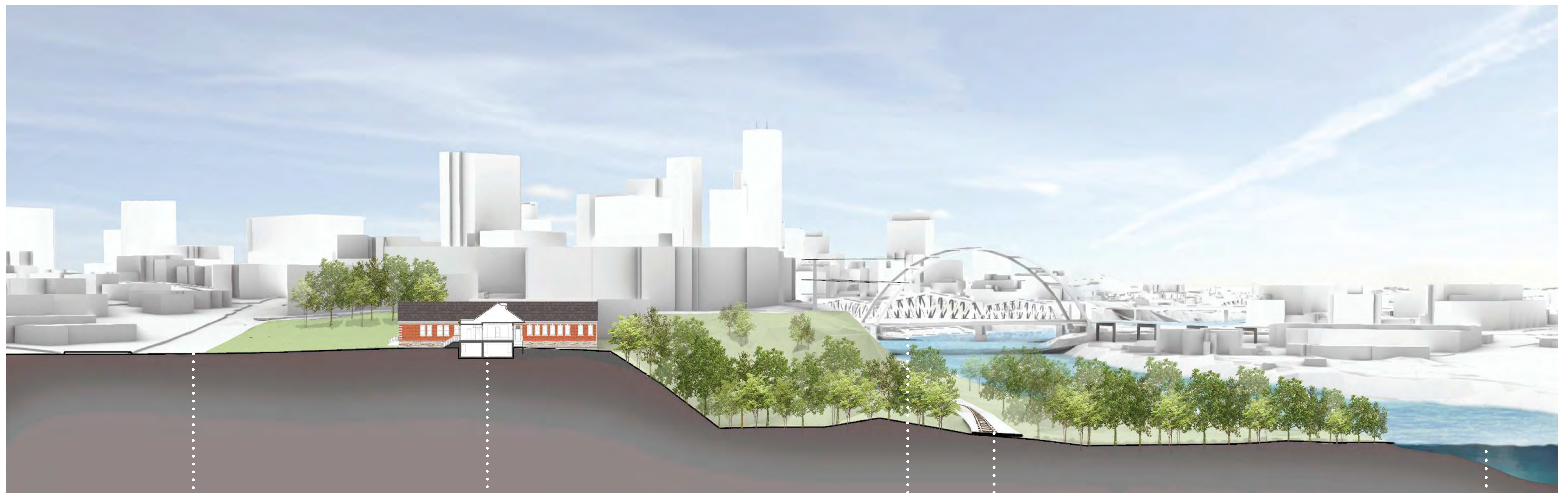
Master Plan Development

Master plan will identify preferred development path forward

Procurement Process

Site Design

Site Development



Hermitage Avenue

88 Hermitage

Korean Veterans Bridge

Train tracks

Cumberland River