



NASHVILLE  
PLANNING


# 3230 Brick Church Pike

Multipurpose Property Planning


Community drop-in


October 19, 2023



 Old Brick Church Middle site

**Floodplain**

 100-Year Floodplain

 Floodway

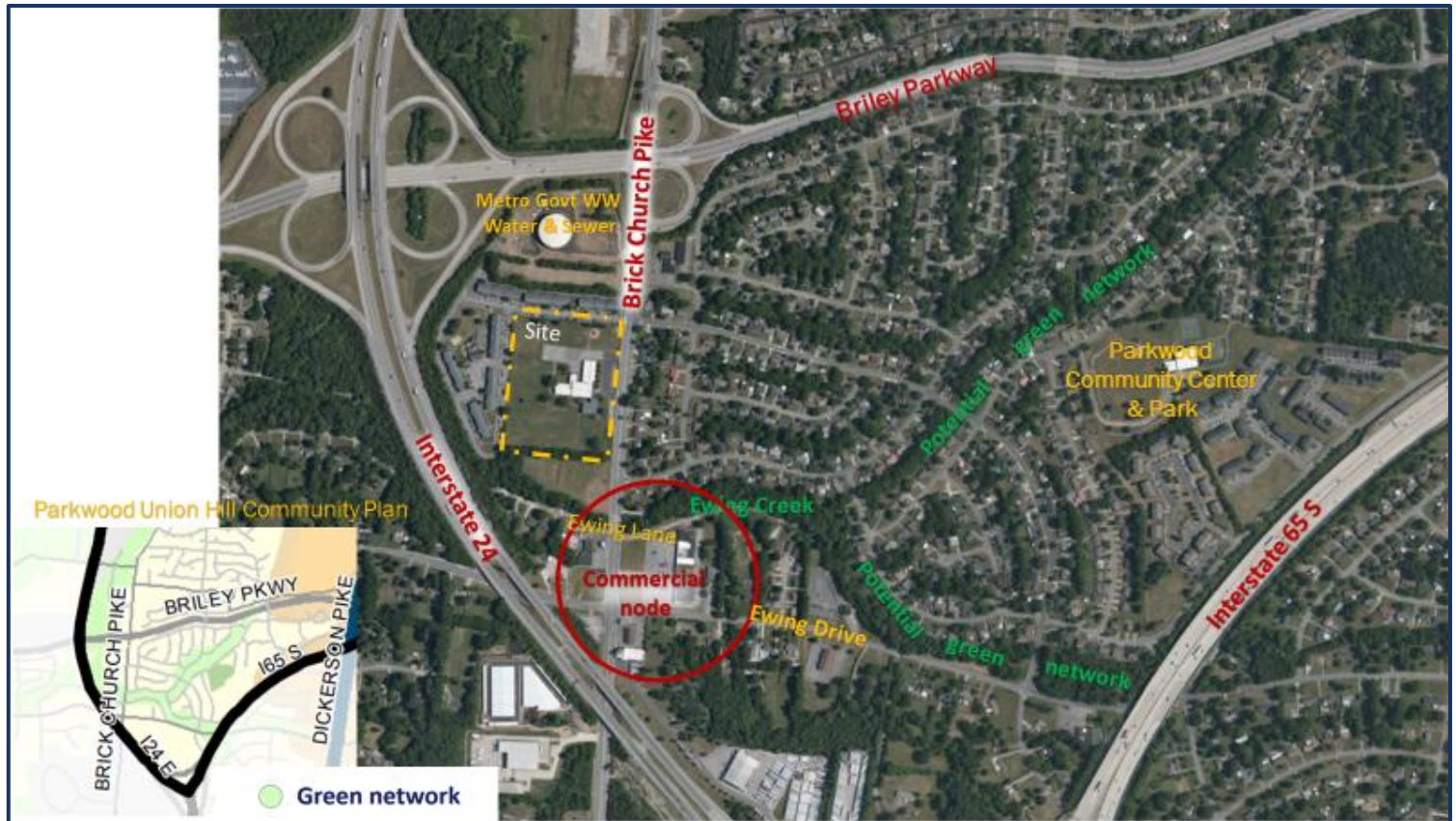
## About the property

- 42,000 sf building
- 10.4 acres of land
- Current use: Emergency & cold weather shelter
- Deemed surplus property by MNPS on 2.14.23 & returned to Metro
- About ½ of the site is in the flood plain

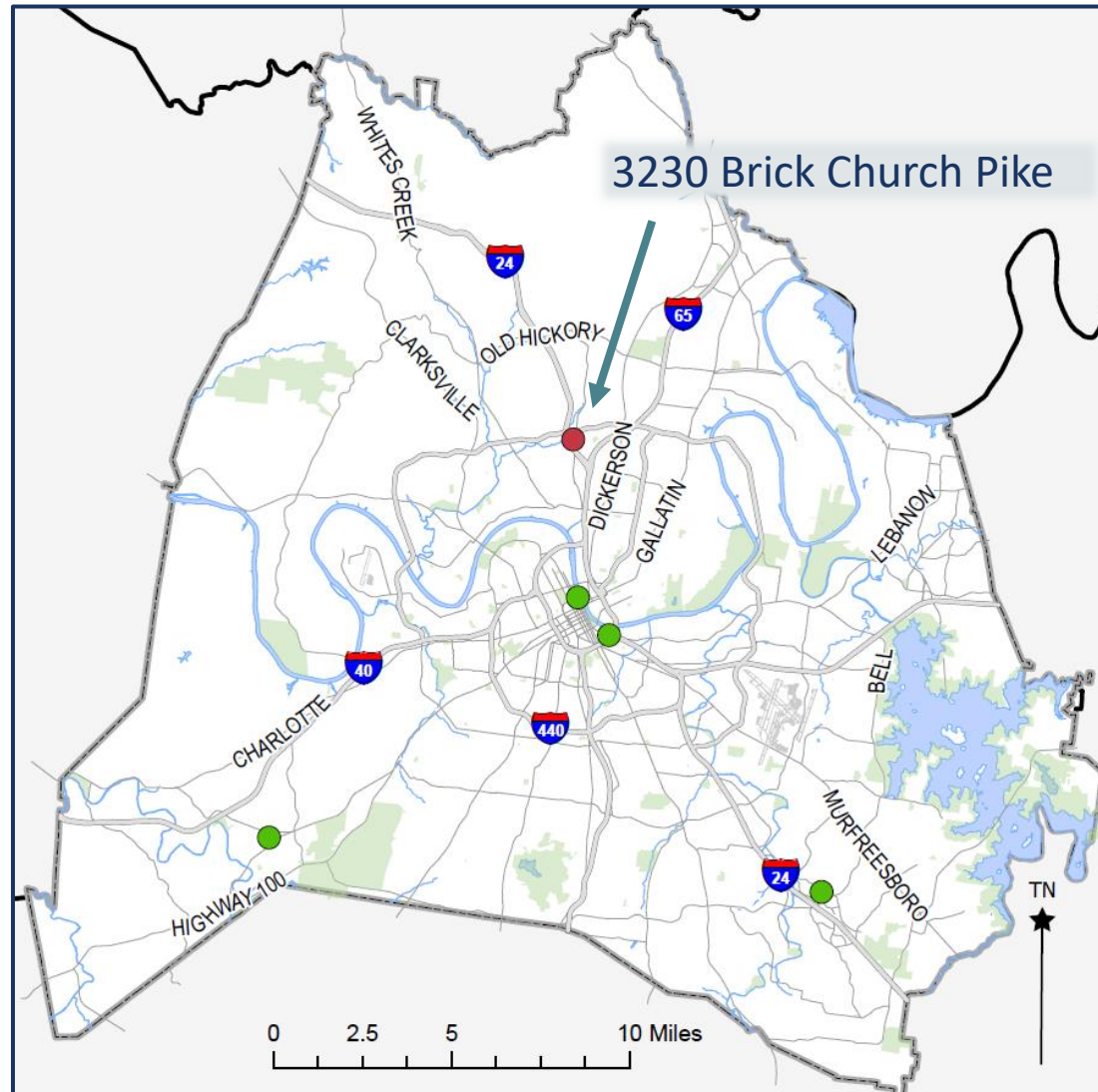
## About the Process

Nashville Planning Dept. is hiring a consulting team to conduct an in-depth feasibility study for the Brick Church Pike site, exploring repurposing options for the existing building & potential land uses while incorporating stakeholder & community input.

# Community Connections



# Studies of Metro sites



# Project Goal

Develop recommended uses for re-use of Metro properties, considering:

- **Core government functions**
- **Countywide needs**
- **Local quality of life**

Nashville has an overwhelming number of capital needs, in communities throughout The county. The goal of this process is to develop a compelling proposal for capital Funding that addresses multiple needs, appropriate to the site.



# Project Approach

- **Community needs, as identified in Department Master Plans & the Capital Improvements Budget**
- **Countywide needs, including core government & housing**
- **Community Input**

Proposed uses will be assessed for needs such as:

- **Indoor & outdoor space needs**
- **Number of customers & times of use throughout the day**
- **Access needs such as sidewalks, crossings & parking**
- **Level of service for similar services in the county & nearby community**

Based on this profile for each proposed use, the consultants will develop site alternatives to see how different uses can be accommodated & fit within the existing structure or potentially new buildings. The cost of alternatives will be considered as part of the process.

# Key Steps / Schedule

Date	Key Steps
September-October	Department & Community Engagement
November-December	Consultant Selection & Onboarding
November-December	Form Working Group of community members & department representatives
Starting 2024	Consultant work, including check-ins with the working group <ul style="list-style-type: none"><li>▪ Detailed review of needs</li><li>▪ Preliminary alternative site designs</li><li>▪ Refined site design</li></ul>
Spring 2024	Final review of recommendations

# Potential Uses for this Site





# Attainable housing is a current critical need

## County Needs

Nashville seeks to be a place where neighbors can afford to live, build community and put down roots. The market alone is not creating housing that is affordable for all our neighbors.

In 2021, the Affordable Housing Task Force found that Nashville needs nearly **8,000 homeowner units** affordable below 80% of the area median income by 2030, as well as **45,000 rental units**.

Because of the scale of this challenge, the 2021 Affordable Housing Task Force Recommended strategically using public owned land to create housing in areas of opportunity.

## AFFORDABLE OWNERSHIP NEEDS

Income level (AMI)	Current owner gap	2030 growth need	Total need
0%-30%	-573	-1,226	-1,799
31%-60%	25,894	-3,445	-3,445*
61%-80%	18,202	-2,482	-2,482*
81%-120%	-7,449	-10,073	-10,073*

## AFFORDABLE RENTER NEEDS

Income Level (AMI)	Current rental gap	Unhoused	2030 growth need	Total need
0%-30%	-13,754	-17,827	-4,134	-35,715
31%-60%	8,815		-5,387	-5,387*
61%-80%	23,467		-3,670	-3,670*
81%-120%	1,609		-4,950	-4,950*

# Housing & Public Property

Metro is currently working on several projects to address critical housing needs. These include building permanent supportive housing, or planning for attainable housing on sites throughout the county.

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**Old Brick**

**Church Middle School**

Cold weather shelter

**Colice Jeanne**

Attainable housing?

**2nd & Gay Street**

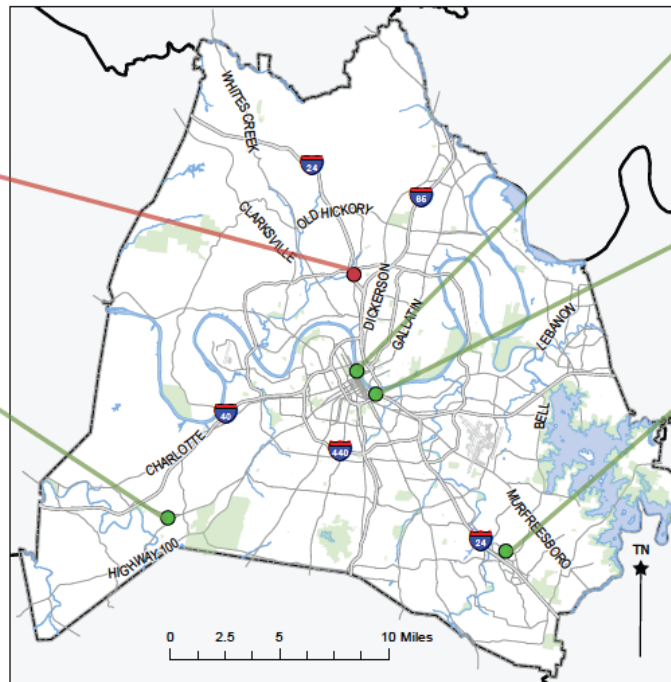
Permanent supportive housing

**88 Hermitage**

Attainable housing

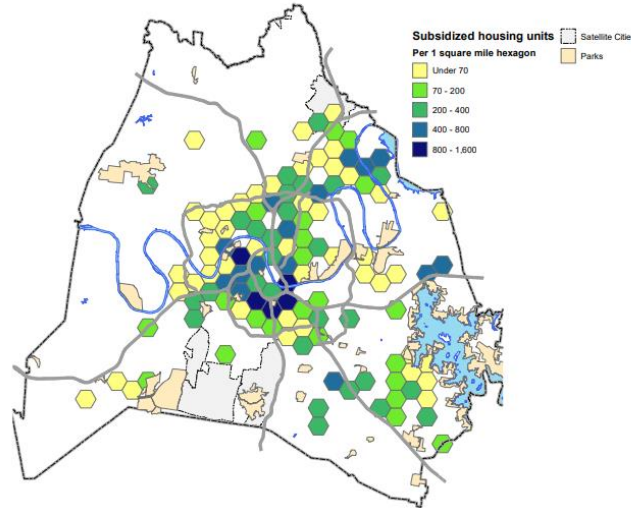
**Global Mall**

Mixed income housing



# Attainable Housing in Nashville

The map below shows where income qualified housing exists in Nashville today.



Source: 2021 Affordable Housing Task Force Report

## Parkwood needs

People already in Parkwood need attainable housing. Teachers, firefighters, and everyday families are all squeezed by Nashville's rising housing costs.

Among 3,600 renting households close to this site:

**55%** pay more than 30% of their incomes on housing

**26%** pay more than 50% of their incomes on housing

U.S. CENSUS, AMERICAN COMMUNITY SURVEY,  
5YR 2017-2021

# Who qualifies for this kind of housing?

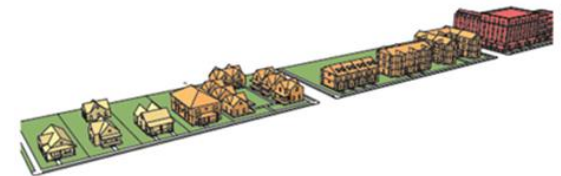
While there are some limitations from the Fair Housing Act, Metro can invite developers to suggest housing plans serving communities and households such as those needing attainable ownership opportunities, households within income limits, such as 60-80% of Area Median Income, or people working in specific industries, such as education or public safety workers.

- **Hotel clerks**  
\$26,000 / year  
Less than 50% of Area Median Income for 1 person
- **Hairstylists**  
\$36,000 / year  
Less than 60% of Area Median Income for 1 person
- **Metro teachers**  
Starting \$50,000 / year  
Less than 80% of Area Median Income for 1 person

Area Median Income (AMI) is how the federal government sets income-qualifications for publicly supported housing. It's based on household incomes throughout Nashville's ten-county region, by household size. Across all households, our AMI is \$96,700 in 2023.

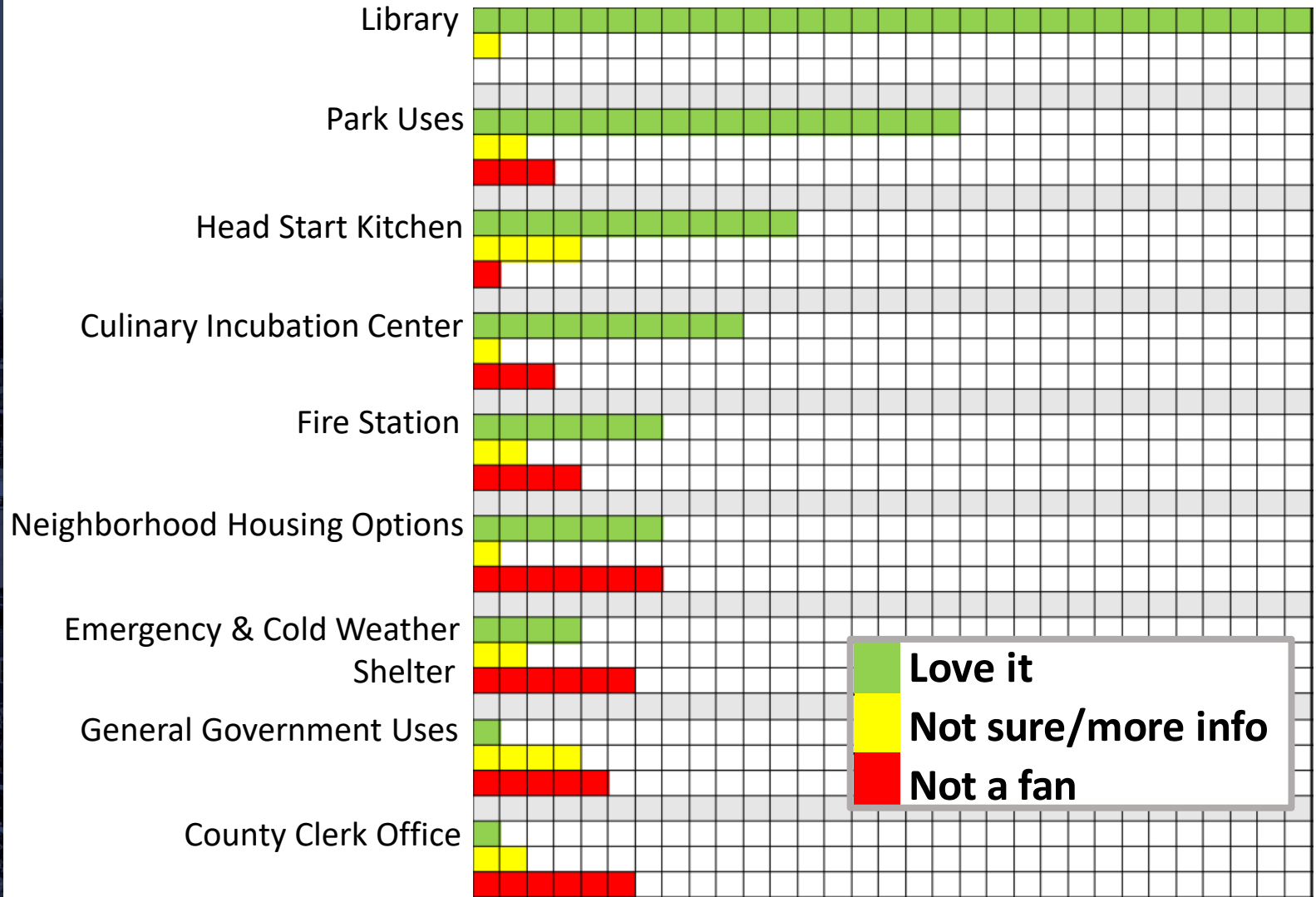
## What could fit here?

No design is set, so we don't yet know what kind of building might go here — understanding physically how different buildings and building types could fit on the site is one of the tasks of the consultant. Generally, though, new housing options could take a variety of forms.



The study could recommend building types within this range to fit the affordability needs of the community and neighborhood context of the site.

# October 19 Community Drop -In



# Did we miss anything?

Let us know if you have any other ideas or questions by taking our [online survey](#). We need your input for this to be a successful project!

Information on next steps and future engagement opportunities will be posted on our [website](#) and shared with partners and stakeholders.

For more information or to email your concerns/comments, please contact us at:

- General Questions: Miranda Clements, 615-862-7180 [miranda.clements@nashville.gov](mailto:miranda.clements@nashville.gov)
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