



NASHVILLE
PLANNING

648 Colice Jeanne Road

Multipurpose Property Planning

Community drop-in

October 5, 2023

About the Property



- 12,000 sf building
- 1.7 acres of land
- Current use: Vacant
- Previous Use: Library/fire station
- Deemed surplus property by MNPS on 2.14.23 & returned to Metro

Community Connections



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">▪ Detailed review of needs▪ Preliminary alternative site designs▪ Refined site design
Spring 2024	Final review of recommendations

Potential Uses for this Site:



Ideas shared at community meeting

Park Uses including indoor & outdoor pickleball courts

Basketball Courts

Splash Pad/Swimming Pool

Outdoor Exercise Equipment

Mini-Golf

Other uses included:

Museum Meeting Space

Faith-based Group Meeting Space

Police Sub-Station

Parking adjacent to Cabin

Lease to Private Businesses

Did we miss anything?

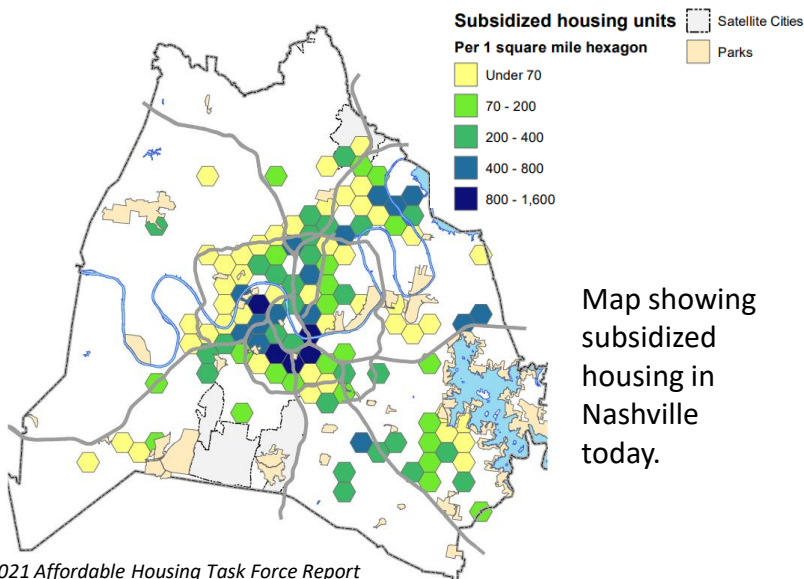
Please complete our survey [here](#).

Attainable Housing is a current critical need...

County Needs

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.



Map showing subsidized housing in Nashville today.

2021 Affordable Housing Task Force Report

Bellevue Needs

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

Among 2,800 renting households close to this site:

47% pay more than 30% of their incomes in housing.

23% pay more than 50% of their income on housing.

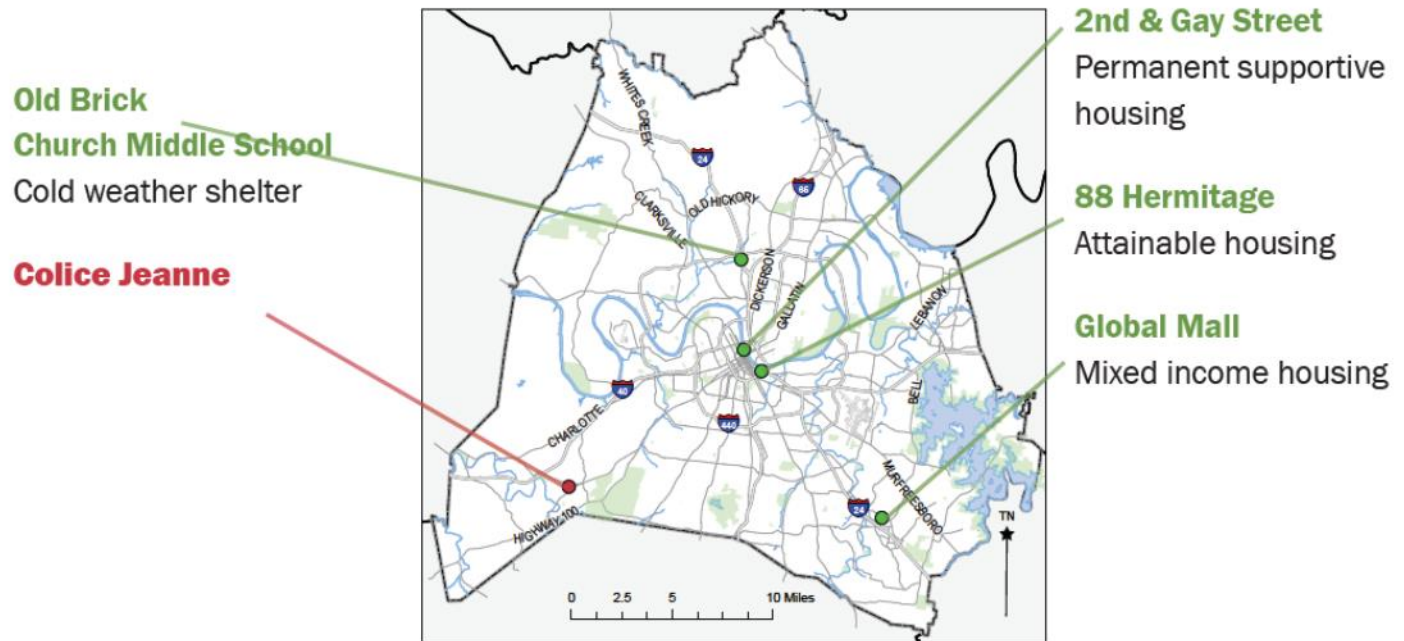
AFFORDABLE OWNERSHIP NEEDS

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*

Studies of Metro sites



The Planning Department is currently working on studies for the above metro sites. More information on these studies is available [here](#).

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.

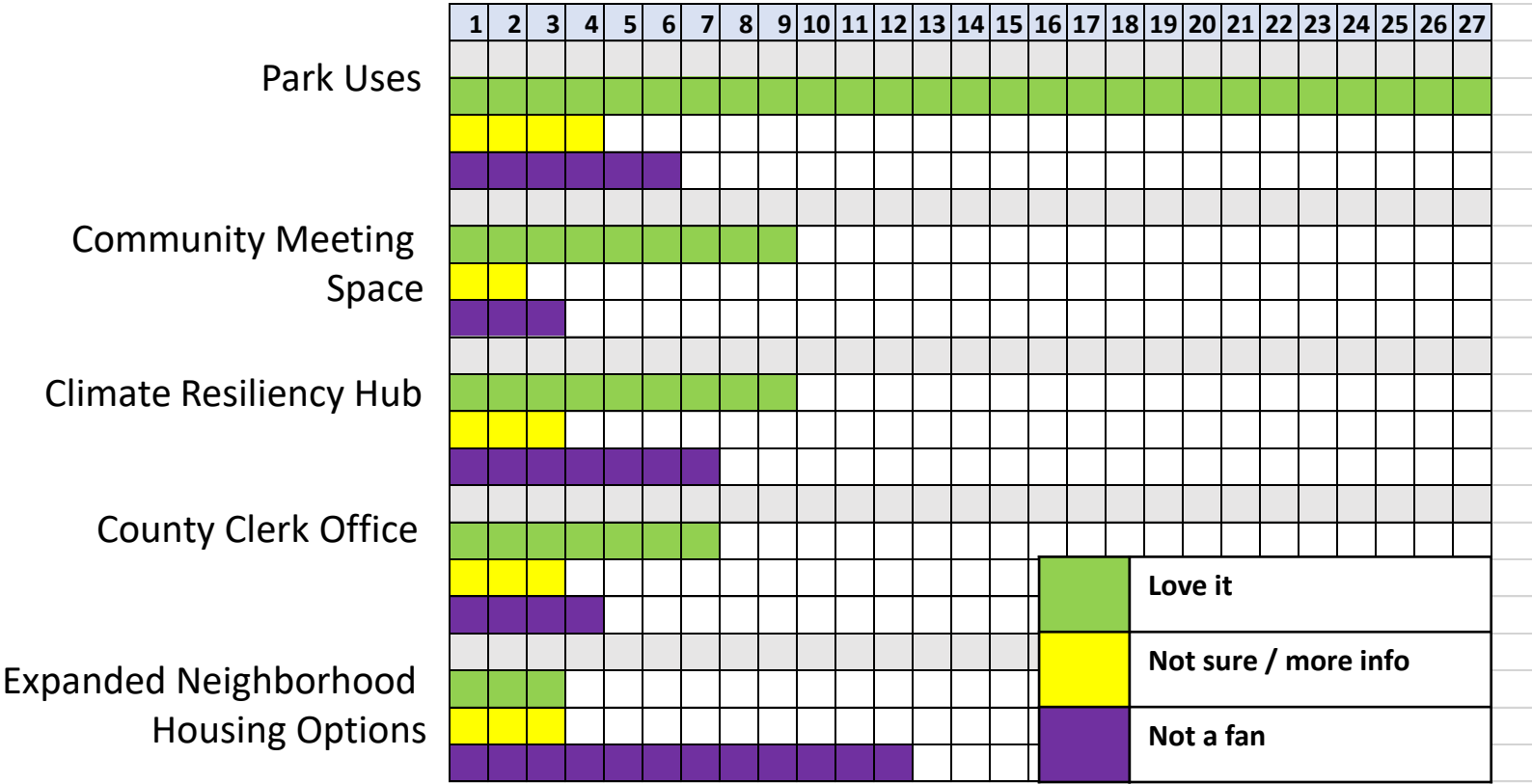
What could fit here?

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 5 Community Drop-In



A community meeting was held at the Bellevue Public Library at 720 Baugh Road on October 5, 2023, to present information about the project and to solicit feedback on how the site could serve the needs of the community.

Did we miss anything?

Let us know if you have any other ideas or questions by taking our online survey [here](#). 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
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