

26TH & CLARKSVILLE

URBAN HOUSING SOLUTIONS | NASHVILLE, TN



urban housing solutions
innovation + opportunity
ZINCARCHITECTURE



Brent Elrod is the director of projects for Urban Housing Solutions and has managed the predevelopment, design, acquisition, and construction of over 400 apartments since 2006. Brent has helped UHS concentrate its housing development efforts on high-impact neighborhood revitalization projects. Brent is a LEED-accredited professional and an active member of the Urban Land Institute Nashville and the Nashville Civic Design Center.

Urban Housing Solutions was founded in 1991 to address Nashville's lack of permanent housing for homeless people. Since then, UHS has expanded our focus to provide affordable rental housing for low-income individuals and families, supportive services for people special housing needs, , as well as some commercial space for neighborhood economic development. Today, UHS is the largest non-profit provider of affordable housing in Davidson County serving over 1,500 residents in 923 units at 32 properties.

SCHEMATIC PROJECT

PROJECT INFORMATION

DEVELOPMENT STRATEGY

- New Construction
- Rehabilitation/Preservation
- Adaptive Reuse
- Scattered Site Infill

HOUSING TYPOLOGY

- Multi-Family (Mid-High Rise)
- Multi-Family (Townhouse)
- Single Family
- Single-Room Occupancy/Supportive Housing
- Senior Housing
- Tribal/Native American
- Workforce Housing

RESIDENTIAL UNIT INFORMATION

Number of Units: 23 in Phase I (up to 100 with rezoning)
>> 6 story affordable (30-80%AMI), mixed-use building
8 micro units, 12 1BR, 3 2BR
>> Parking: 70 car spaces, 70 bike spaces

NON-RESIDENTIAL FEATURES

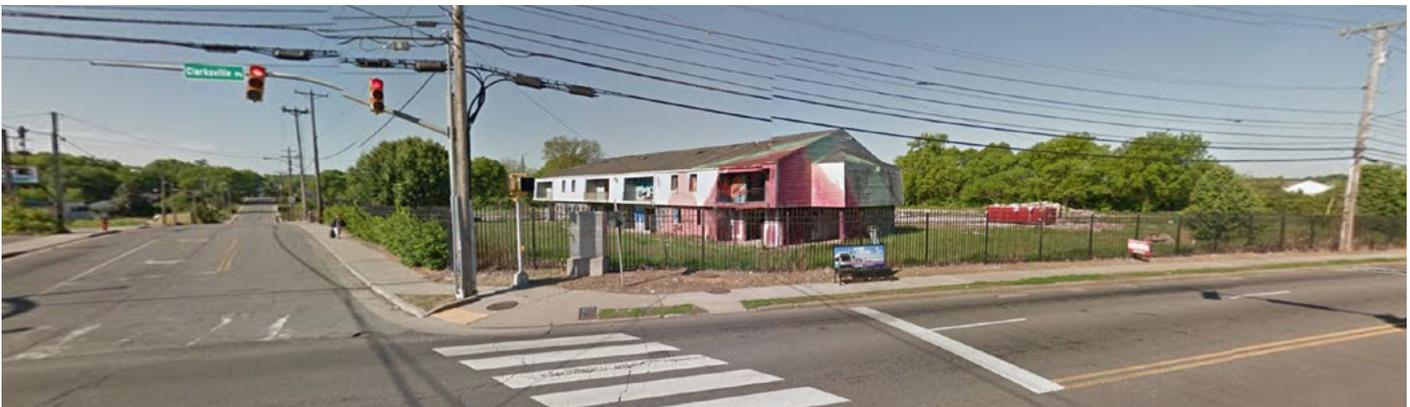
- Commercial/Retail Space
- Community Space (gallery)
- Offices (studio space)
- Service Space
- Open Space: Community Garden
- Recreation/Exercise Room
- Other

PROJECT SUMMARY

Urban Housing Solutions is currently redeveloping the former site of an abandoned apartment complex located North Nashville's Cumberland Gardens neighborhood. This 23-unit project received the largest single grant in 2014 from the city's new affordable housing trust fund and will be a flagship for that program. The property has the potential to support 100 units or more following a rezoning. 26th and Clarksville is the largest, most visible, and least programmed site UHS has ever acquired. An innovative development at this North Nashville site could help revitalize the area, especially if it can build upon the neighborhood's creative heritage. We are exploring an arts-based community that would provide affordable housing and, through arts and potentially other programming, some social connections among low-income working artists and other groups with special housing needs. An arts-based intentional community would probably require certain amenities such as gallery space, artist studios, neighborhood-focused retail, a community garden, and a playground area.

INSTITUTE OUTCOMES

Our central objective is to develop a cohesive master plan—and a unifying identity—that will inform our future phases and yield the best design and community impact. Successful examples of “intentional neighboring” models already exist, and we would seek to apply the best practices and experiences of these intentional communities to our 26th and Clarksville master plan if we think there is viability. But a large-scale intentional living concept poses many challenges and we also do not want an unusual (and potentially risky) master plan to confound our residents, neighbors, or potential funders; we need to be sure the first phase of 26th and Clarksville becomes a catalyst for major public-private redevelopment efforts in the neighborhood. Good site planning, strong architectural designs, and quality construction will help uphold a high standard for affordable housing development but the biggest challenge may be positioning and integrating each phase—and, more importantly, the different target audiences those phases will be designed to attract—to yield additional neighborhood revitalization beyond this site.



Streetview of existing conditions on site from corner of Clarksville Pike and 26th Street, taken April 2015.

