

NASHVILLE CIVIC DESIGN CENTER

Multi-Family Urban Infill Housing

Multi-family residential is a classification of housing type that includes multiple separate units contained within one building. Infill housing is the insertion of new residential developments into an existing neighborhood. The advantage of urban infill is that it does not require subdivision of greenfield land, natural areas or agricultural land.

This case study showcases an assortment of recently built multi-family housing developments in Nashville's urban neighborhoods. Several of the examples also include green building techniques and sustainable design features.

North Nashville

Germantown Lofts



Year Completed: 2002
Project Cost: \$975,000
Developer: Germantown Partners
Architect: Peter Talbot Architects
Number of Units: 6
Price: \$105,000 - \$329,000
Neighborhood: Historic Germantown
5th Avenue North & Madison Street

Row 8.9n



Year Completed: 2003
Developer: The Home Company of Middle Tennessee
Architect: Everton Oglesby Architects
Number of Units: 29
Price: \$130,000 - \$172,000
Neighborhood: Hope Gardens
Locklayer Street between 8th & 9th Avenue
Affordability: Mixed-income housing, 11 of the 29 units are set aside for households that earn at or below 80 percent of the area median income (AMI), a \$15,000 zero-percent downpayment loan that is fully forgiven if the resident(s) remain in their unit for 5 years

Ireland 28



Year Completed: 2004
 Developer: The Home Company of Middle Tennessee
 Architect: Everton Oglesby Architects
 Number of Units: 28
 Price: \$210,000 - \$299,900
 Neighborhood: Hope Gardens
 Ireland Street b/w 9th & 10th Avenue North
 Affordability: 20 percent of the units are subsidized

The Lofts at Werthan Mills



Year Completed: Phase I & II: 2005
 Phase III: 2006
 Phase IV: 2007
 Phase V: underway in 2009
 Project Cost: Phase IV: \$30 million
 Developer: Core Development and Ritzen Group
 Architect: Phase I & II: Polifilo
 Phase III: Gobbell Hays Partners, Inc
 Phase IV & V: Lamb & Associates
 Number of Units: Phase I, II & III: 85
 Phase IV: 120
 Price : \$134,500 - \$429,900
 Neighborhood: Historic Germantown
 Rosa L. Parks Boulevard

Jefferson 942



Year Completed: 2005
 Project Cost: \$2.4 million
 Architect: Moody Nolan
 Number of Units: 12
 Rental: \$750 - \$950 / month
 Neighborhood: Buena Vista
 Rev. Dr. Enoch Jones Boulevard

Morgan Park Place



Year Completed: Phase I: 2006
 Phase II: 2007
 Developer: Lawrence Brothers, LLC and New Urban Construction, LLC
 Architect: John Abernathy, DA|AD Architects
 Number of Units: 72 residential
 Price: \$210,375 - \$522,275
 Neighborhood: Historic Germantown
 Van Buren Street b/w 3rd & 5th Avenue North
 Green Features: Nashville's first certified "green" development, tankless water heaters, low VOC paints, high efficiency heating & air conditioning units, closed-cell spray insulation, high efficiency windows, Energy Star appliances, water-saving irrigation system, hydroseeding of lawn areas, high efficiency toilet bowls, greenway access and more

Summer Street Lofts



Year Completed: 2007
Project Cost: \$1.85 million
Developer: Germantown Partners
Architect: DA|AD
Number of Units: 8 residential / 4 commercial
Price: \$169,500 - \$345,000
Neighborhood: Historic Germantown
5th Avenue North & Madison Street

District Lofts



Year Completed: 2008
Project Cost: \$13 million
Developer: Double A Development, LLC
Architect: Quirk Designs
Number of Units: 70 residential, 3 office/retail spaces
Price: \$169,900 - \$350,000
Neighborhood: Market District
Harrison Street and 3rd Avenue North

4th and Monroe



Year Completed: 2007
Developer: Brookhaven Development, LLC
Architect: Everton Oglesby Architects
Number of Units: 22 residential / 2500 sq. ft. retail space
Price: \$179,900 - \$534,900
Neighborhood: Historic Germantown
4th Avenue b/w Madison & Monroe Street

Madison Square



Year Completed: 2007
Project Cost: \$4 million
Developer: Core Development
Architect: DA|AD
Number of Units: 18
Price: \$169,500 - \$350,000
Neighborhood: Historic Germantown
6th Avenue North & Madison Street

Station Lofts



Year Completed: 2008
Project Cost: \$6 million
Developer: Core Development
Architect: Gresham Smith and Partners
Number of Units: 64
Rent: \$450 - \$650 / month
Neighborhood: Buena Vista
Rosa L. Parks Boulevard
Affordability: Rent-controlled property, income restrictions at \$27,240 for a 1-person household and \$31,140 for a 2-person household

6th and Hume



Year Completed: 2008
Developer: UP, LLC
Architect: DA|AD
Number of Units: 6
Neighborhood: Salemtown
6th Ave North & Hume Street

Concept G



Year Completed: 2009
Developer: Double A Development
Architect: Quirk Designs
Number of Units: 16
Price: \$159,900 - \$224,900
Neighborhood: Salemtown
6th Avenue & Garfield

East Nashville

City View Lofts



Year Completed: 2004
Developer: CODA Development
Architect: Gobbel-Hays Partners
Number of Units: 30
Price: \$165,000 - \$470,000
Neighborhood: Historic Edgefield
Woodland Street

The West Eastland



Year Completed: 2007
Developer: Urban Blueprint
Architect: DA|AD
Number of Units: 13
Price: \$169,000 and up
Neighborhood: Maxwell Heights
West Eastland Avenue & McFerrin Street

East End Lofts



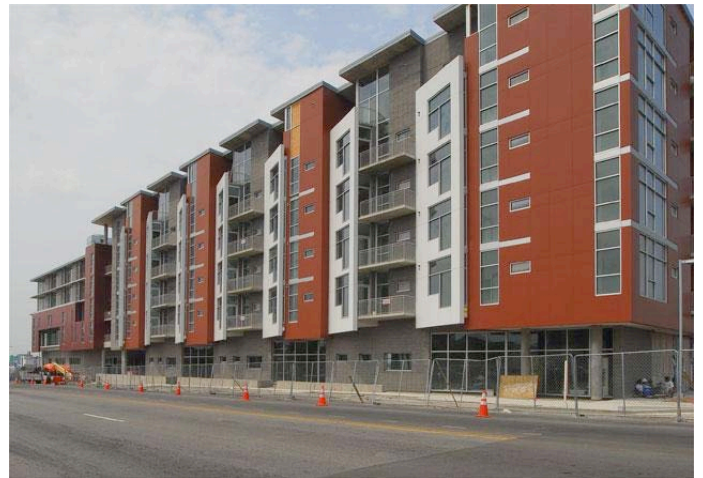
Year Completed: 2008
Developer: Williams Properties / Bristol Development Group
Architect: Woodson Gilchrist Architects
Number of Units: 40
Neighborhood: Historic Edgefield
Woodland Street

Scott Avenue Townhomes



Year Completed: 2005
Project Cost: \$1.5 million
Developer: The Home Company of Middle Tennessee
Architect: Everton Oglesby Architects
Number of Units: 10
Neighborhood: Eastwood Neighbors
Scott and Eastland Avenue

5th & Main



Year Completed: 2008
Developer: The Home Company
Architect: Everton Oglesby Architects
Number of Units: 129 residential and 17,000 sf. of retail space
Price: \$135,000 - \$542,900
Neighborhood: East Nashville
Main Street b/w South 5th and 6th Street

Walden



Year Completed: 2008
Project Cost: \$1.2 million
Developer: March Egerton
Architect: Powell Design Studios
Number of Units: 8 residential and commercial space
Rental: \$975 - \$1300
Neighborhood: Lockeland Springs
Eastland Avenue

Martin Corner - 37206



Year Completed: 2007
Developer: Martin Corner GP
Architect: Gresham Smith and Partners
Number of Units: 20 residential / 6 commercial
Price: \$218,500 - \$224,500
Neighborhood: Historic East End
Fatherland and 11th Street

Martin Corner - MC3



Year Completed: 2008
Developer: Martin Corner GP
Architect: Gresham Smith and Partners
Number of Units: 20
Price: under \$200,000 - \$400,000
Neighborhood: Historic East End
Russell Street & South 11th Street

South Nashville

12th & Paris



Year Completed: Fall 2009
Project Cost: \$6 million
Developer: Core Development, Delta Design & Development
Architect: DA|AD
Number of Units: 8 condos, additional apartments and commercial space
Price: \$174,500 - \$289,500
Neighborhood: 12 South
12th Avenue South and Paris Avenue
Green Features: Recycled content upgraded wall & ceiling insulation, Low-E windows, CFC light fixtures, Energy Star appliances, energy efficient
HVAC system & water heaters, water conserving plumbing fixtures

The Park at Melrose



Year Completed: 2008
Developer: Hostettler, Neuhoff & Davis, LLC and Craighead Development Group
Architect: Allard Ward Architects, LLC
Number of Units: 238
Price: \$149,900 - \$199,900
Neighborhood: Historic Waverly Place
Bradford Avenue and Elliott Avenue

The Glen



Year Completed: 2008
Developer: Core Development
Architect: DA/AD
Number of Units: 38
Price: \$174,500 - \$699,500
Neighborhood: Hillsboro Village
18th Avenue South & Wedgewood Avenue

Lofts on Eighth



Year Completed: 2007
Developer: Knestrick Companies LLC
Architect: Southeast Venture
Number of Units: 32
Price: \$203,200 - \$330,624
Neighborhood: 8th Avenue South

Belmont Lofts



Year Completed: 2007
Developer: Belmont Building Company
Architect: Manuel Zeitlin Architects
Number of Units: 8
Price: \$515,500
Neighborhood: Belmont
Belmont Boulevard

West Nashville

The Row at 31st



Year Completed: 2004
Developer: Baty Development Group, LLC
Architect: Hotchkiss Architects
Number of Units: 18
Price: \$335,000 - \$405,000
Neighborhood: West End Park
31st Avenue North

Midtown Lofts



Year Completed: 2007
Developer: CODA Development
Architect: Hastings Architecture Associates, LLC
Number of Units: 39
Price: \$275,000 - \$630,000
Neighborhood: West End Park
31st Ave North

Bristol West End



Year Completed: 2007
Project Cost: \$20 million
Developer: Bristol Development Group
Architect: Humphreys & Partners Architects
Number of Units: 161
Price: \$155,900 - \$399,000
Neighborhood: West End
Vanderbilt Place

D5 Lofts



Year Completed: 2009
Developer: Doug Schenkel Developer
Architect: Sallis Associates, LLC
Number of Units: 5
Price: \$350,000 - \$375,000
Neighborhood: West End Park
Long Boulevard

Midtown

Adelicia



Year Completed: 2008
Developer: Corner Reality Partners
Architect: The Preston Partnership, LLC and Tuck Hinton Architects
Number of Units: 186
Price: \$284,000 - \$2.225 million
Neighborhood: Midtown
20th Avenue South and Adelicia

1101 Eighteenth



Year Completed: 2008
Developer: M2H Group
Architect: Gilbert McLaughlin Architects
Number of Units: 56
Price: \$427,000 - \$674,000
Neighborhood: Midtown
18th Avenue North