

Neuhoff Redevelopment Project

The original Neuhoff development began on 17 acres in Nashville in 1903 and continued as a meat processing industry until the late 1970's. The site lay dormant for over 20 years until acquired by the McRedmond Family. The McRedmond Family together with the Neuhoff Trust and Nashville Cultural Arts Project (NCAP) began a 3-year program of cleaning the site and restoring the buildings as much as practical and economically feasible. The site has become a focal point for the arts and a center for environmental studies through lectures, the installation of a "Green Roof Prototype" featuring cedar glade species and the proposed construction of a Center for Living Watershed. The site has also become the anchor for the redevelopment of the East Germantown Neighborhood in Nashville.

The site was a natural for its selection as a Pilot Project in the Sustainable Growth Initiative not only because of its history and growing prominence but also because of the diligence and environmental sensitivity of its owners.

A feasibility study for the application of conservation design practices has been conducted by TVA. While most practices are feasible on this site, those which have not been applied elsewhere in this effort have been given priority. These practices include a 6,000-square foot, Green Roof Park adjacent to the existing Green Roof demonstration, porous pavers for a new parking lot constructed primarily from fly ash waste from a TVA power plant. Bio-retention facilities and Carbon Sequestration facilities will be included in the greenway design which connects downtown Nashville through Neuhoff to Metro Center. The parking lot may also serve as a park-and-ride facility in support of the proposed trolley that may run from Downtown through Neuhoff to Metro Center. Other on-site practices include vegetative channels and dry swales. The estimated costs for construction of these conservation practices are \$217,000.

Scroll down to view a rendering of the design concept.



Porous Paver
Parking Lot

Dry Swale

Bio-Retention
&
Carbon Sequestration

Existing
Green Roof

Proposed
Green Park

Vegetative
Channel

- A** Building Footprint: 20,000 SF
of Units: 20
Height: 3 Floors - 60,000 SF
- B** Building Footprint: 54,000 SF - 11,000 Courtyard
of Units: 140
Height: 4 Floors - 43,000 SF
Parking: 45,000 SF - 150 Spaces (3P)
- C** Lease Space
13,900 SF
- D** Community Center
- E** Building Footprint: 10,000 SF
of Units: 18
Height: 2 Floors - 20,000 SF
- F** Building Footprint: 136,000 SF
of Units: 530
1.75 Cars per Unit
Height: 3 Floors - 408,000 SF
Towers add: 7 Fl - 243,000 SF
Parking: 274,000 SF - 910 Spaces (10C)

Based on a plan by Neil M. Denari Associates dated April 14, 2003, Drawing Scheme 09b.