



**2201 McDONOUGH STREET
SPECIAL USE PERMIT**

City Planning Commission
July 16, 2024

WILLIAMS MULLEN

PRIOR CONDITION



PRIOR CONDITION: 2014



PRIOR CONDITION: 2014



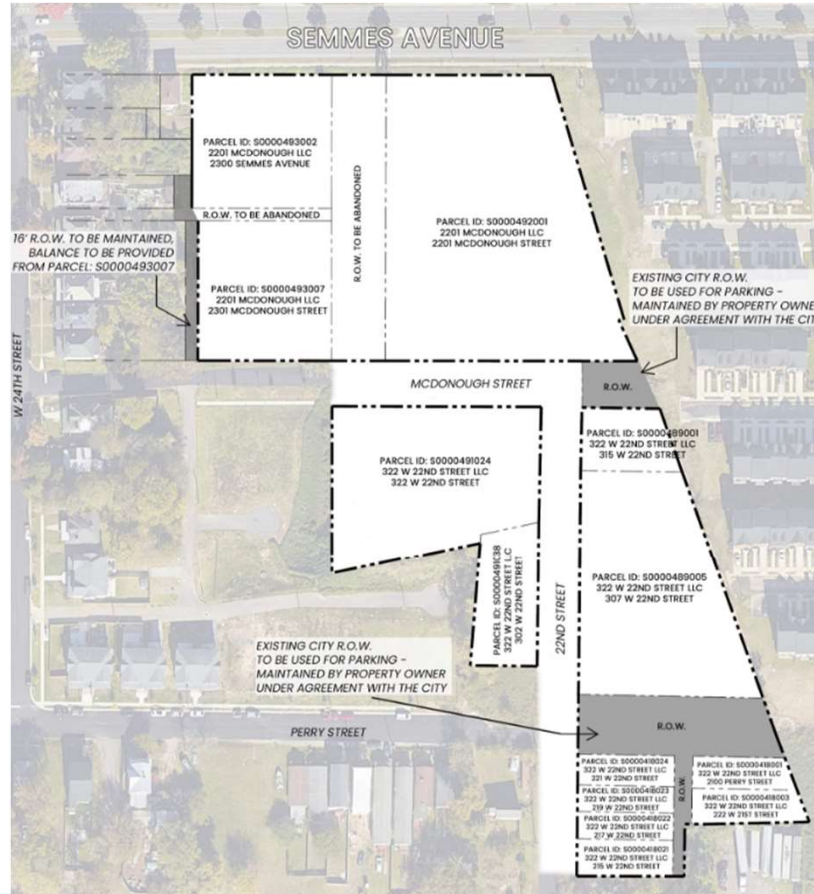
PRIOR CONDITION: 2014



2201 McDONOUGH STREET



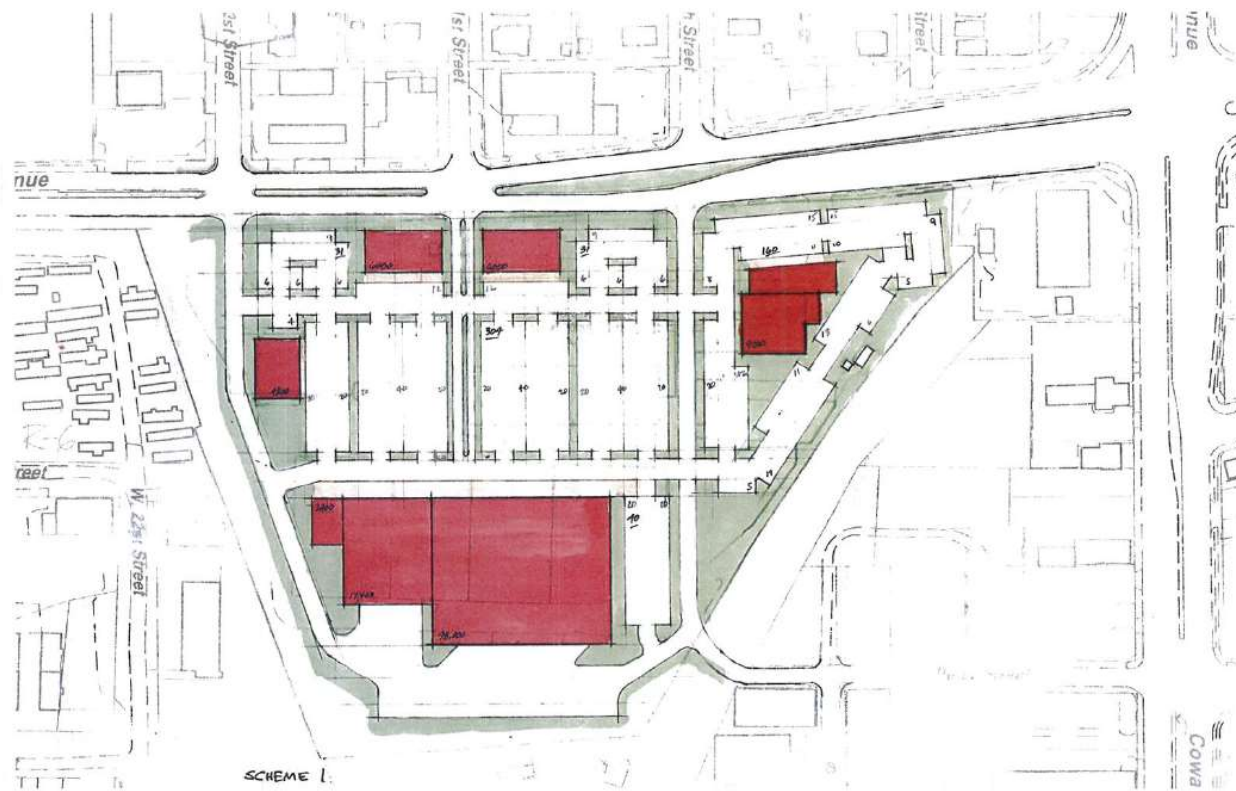
2201 McDONOUGH STREET: PARCEL PLAN





EVOLUTION OF INITIAL CONCEPTS

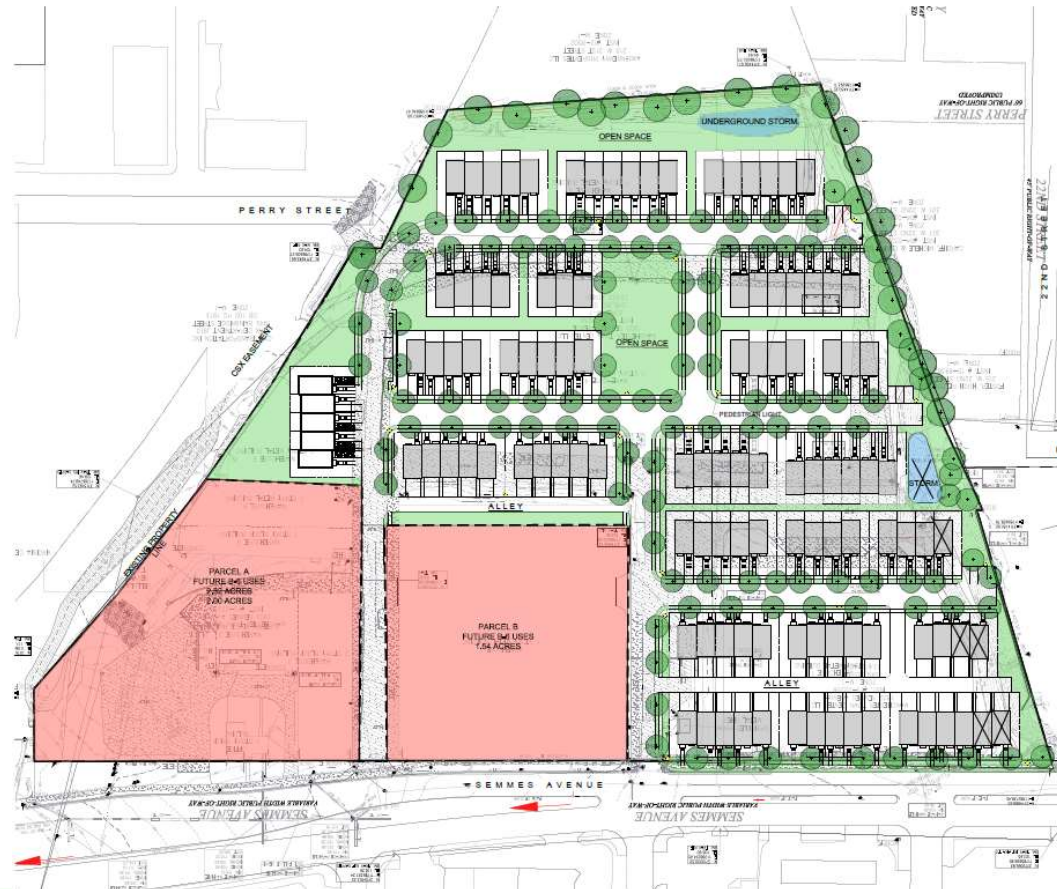
INITIAL RETAIL CONCEPTUAL PLAN FOR BELLE HEIGHTS



INITIAL MIXED-USE CONCEPT



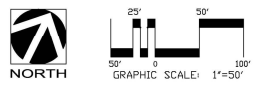
BELLE HEIGHTS REVISED CONCEPTUAL PLAN



INITIAL CONCEPTUAL LAYOUT FOR BELLE HEIGHTS PHASE II



APARTMENTS: 205 UNITS
 PHASE I TOWN HOMES: 111 UNITS
 PHASE II TOWN HOMES: 43 UNITS



BELLE HEIGHTS · preliminary site plan concept





INTRODUCTIONS

ELMINGTON



Elmington is a privately owned, multi-faceted real estate investment and development firm headquartered in Nashville, Tennessee.



ELMINGTON
AFFORDABLE

ELMINGTON
RESIDENTIAL

ELMINGTON
COMMERCIAL



ELMINGTON
PROPERTY MANAGEMENT

ELMINGTON
CONSTRUCTION

ELMINGTON
ELEVATES

Our family of companies focuses on multifamily housing through a diverse array of strategic initiatives, such as Conventional, Build-To-Rent, Affordable, and Senior Living. We build, develop, and manage commercial residential properties, and we have redefined property management software through Fortress.

ELMINGTON



**OVER
43,000
UNITS**

Elmington currently works in collaboration with over 66 different owners and manages 263 communities across 12 states*

**ELMINGTON CURRENTLY HAS
7,829
MULTIFAMILY UNITS IN DEVELOPMENT**
and is one of the largest developers of affordable housing in the nation*

ElmingtonDevelops.com *Updated Aug. 2021

**ELMINGTON CONSTRUCTION
WILL COMPLETE OVER
\$300
MILLION
IN MULTIFAMILY PROJECTS BY JULY 2023***

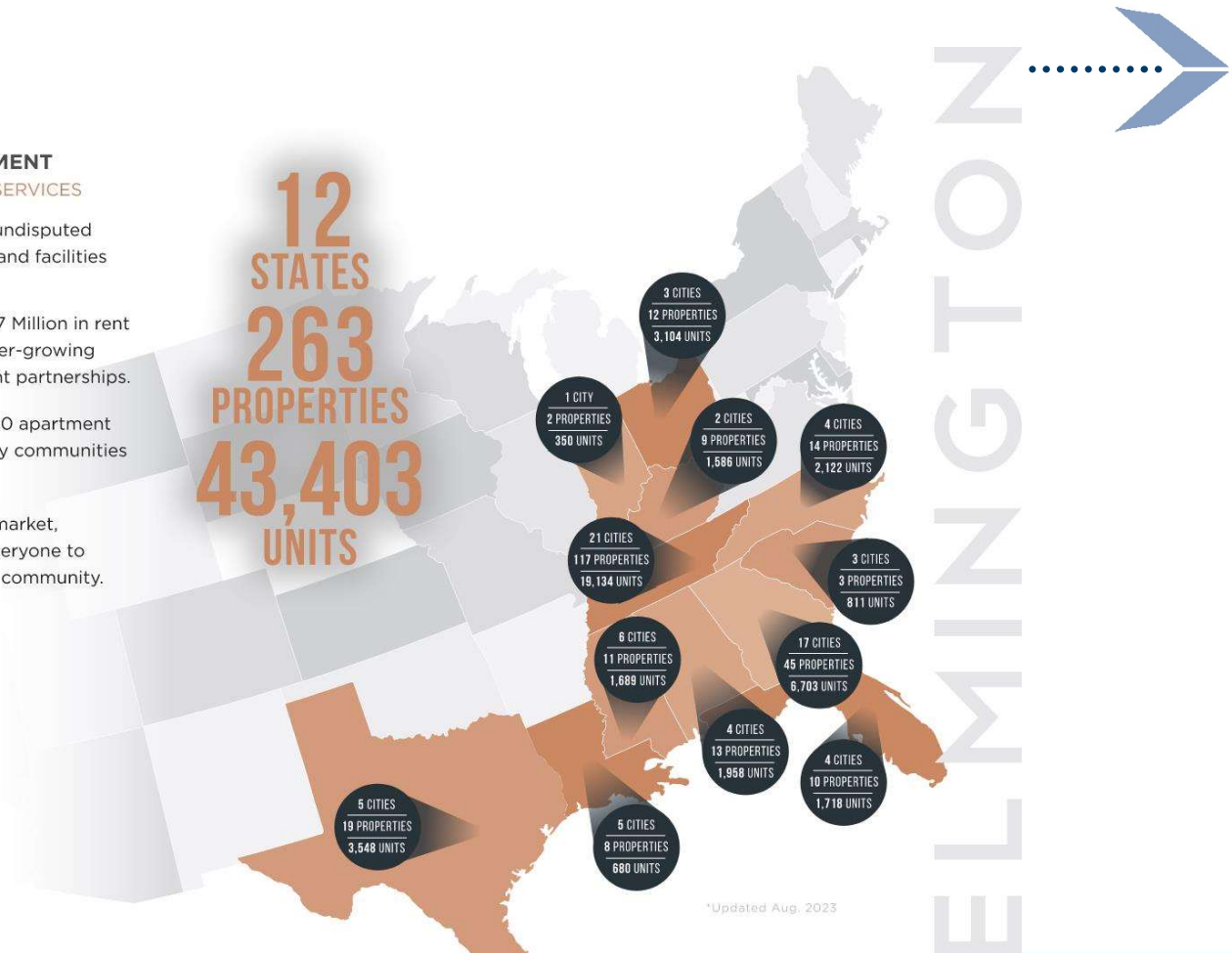


ELMINGTON

ELMINGTON PROPERTY MANAGEMENT PROPERTY AND ASSET MANAGEMENT SERVICES

Elmington Property Management has an undisputed track record of hands-on property, asset, and facilities management, as outlined below:

- EPM alone is entrusted with over \$417 Million in rent receipts per year, a number that is ever-growing with our increased footprint and client partnerships.
- Elmington manages more than 43,000 apartment units with a focus on fostering healthy communities for our residents and neighbors.
- Our property team understands the market, prospects, and residents. We want everyone to participate in the process of building community.



ElmingtonDevelops.com

ELMINGTON

ADVANCING COMMUNITIES

COMMUNITY-ORIENTED. DIVERSITY-FOCUSED.

Our philosophy is simple: people are the difference. We believe in investing in the future of the communities in which we operate, beyond just the buildings we develop. Elmington supports a variety of schools and non-profit organizations that are making a positive impact on the neighborhoods we serve.

Incorporating a diversity of perspectives improves the quality of the built environment, and we are committed to advancing diversity and maximizing opportunities for underrepresented communities in all of our projects. These efforts include setting diversity goals in our development activities and encouraging our partners to do the same, investing in under-resourced communities, and proactively working to attract, develop, and retain team members with diverse backgrounds and perspectives.



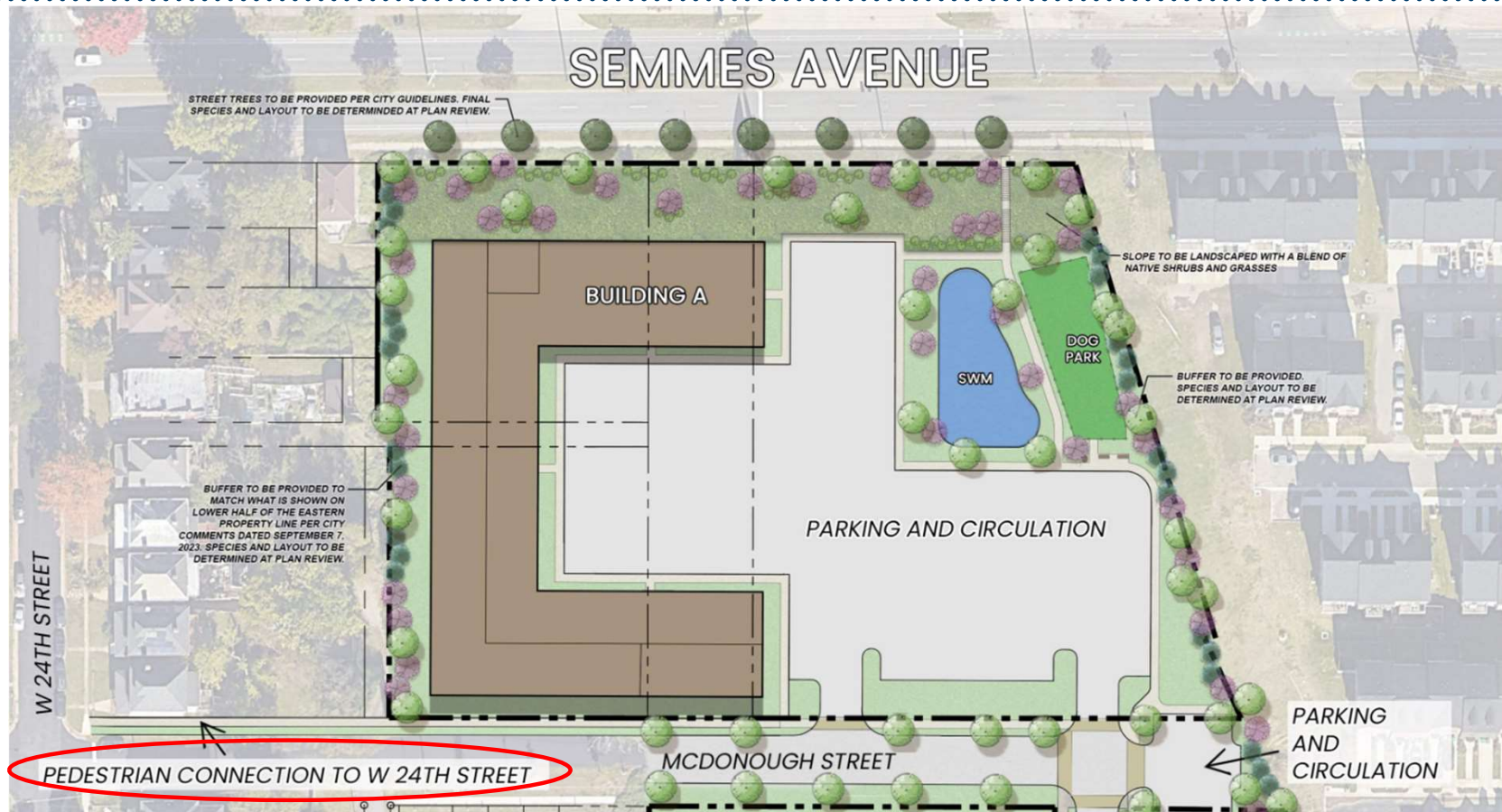


**2201 McDONOUGH STREET
CONCEPTUAL SITE PLAN**

CONCEPTUAL LAYOUT PLAN



CONCEPTUAL LAYOUT PLAN ENLARGEMENT



CONCEPTUAL LAYOUT PLAN ENLARGEMENT

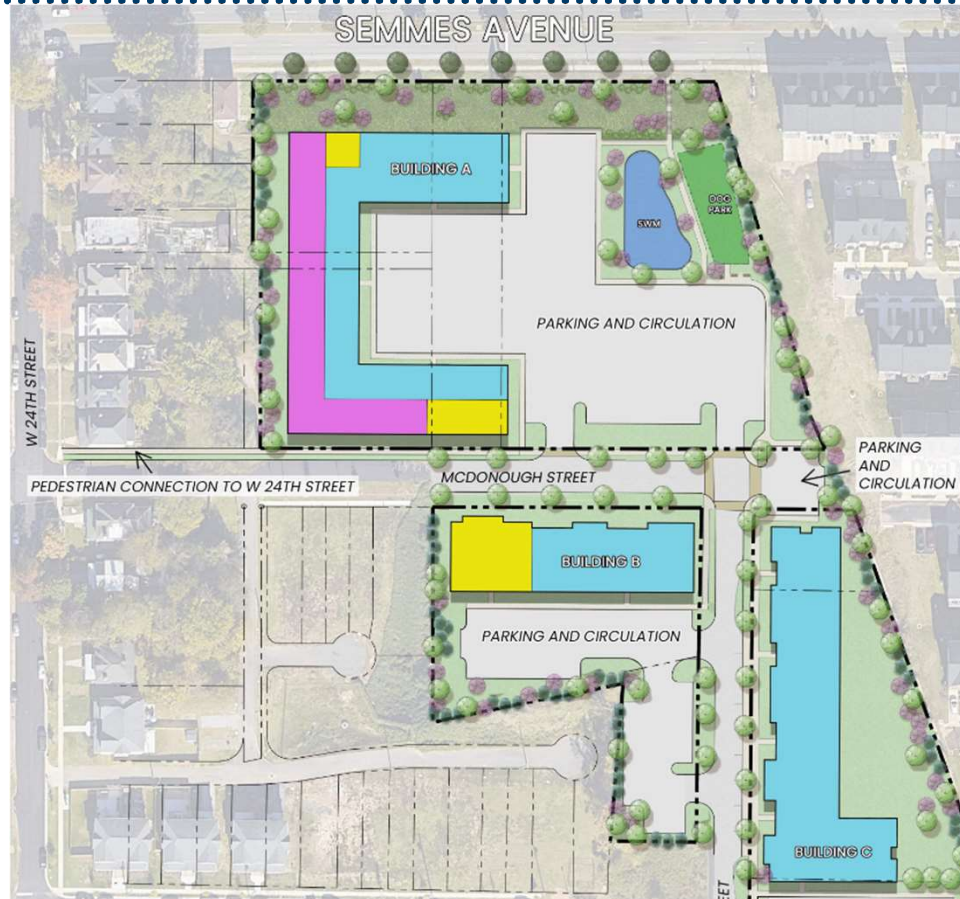


CONCEPTUAL FLOOR LAYOUT PLAN



LEGEND:

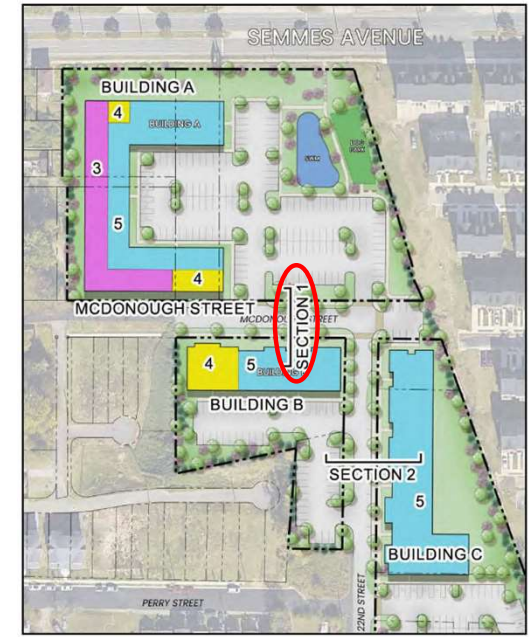
- 5 FLOORS
- 4 FLOORS
- 3 FLOORS



CONCEPTUAL SECTIONS



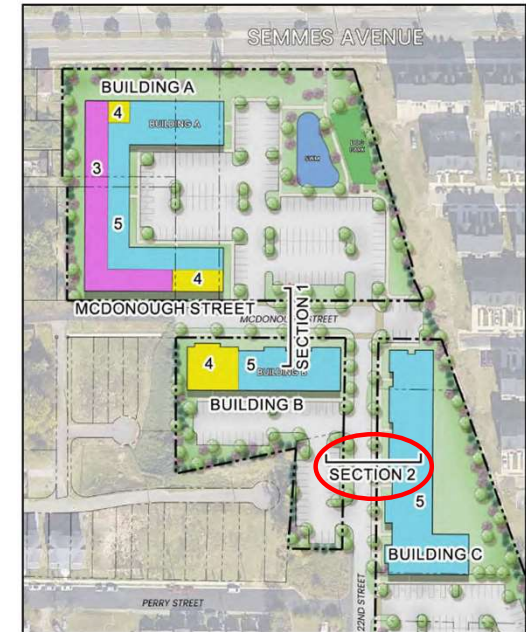
SECTION 1



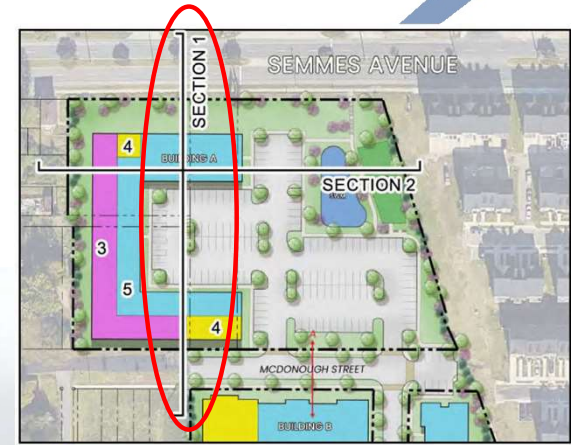
CONCEPTUAL SECTIONS



SECTION 2



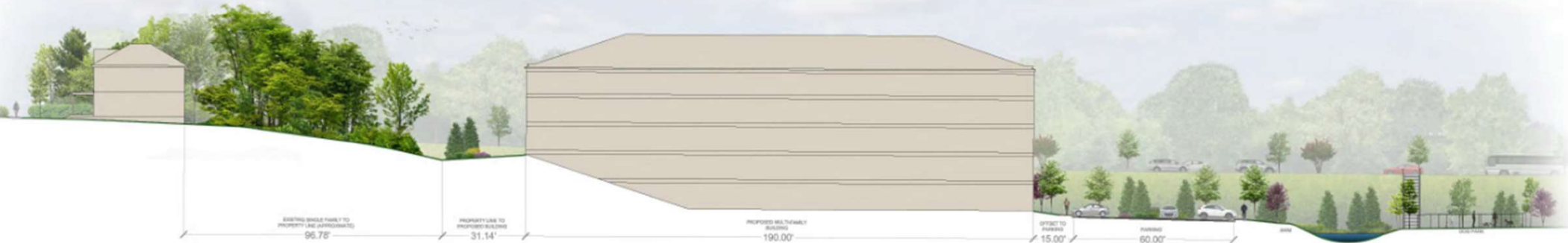
CONCEPTUAL SECTIONS



CONCEPTUAL SECTIONS



SECTION 2





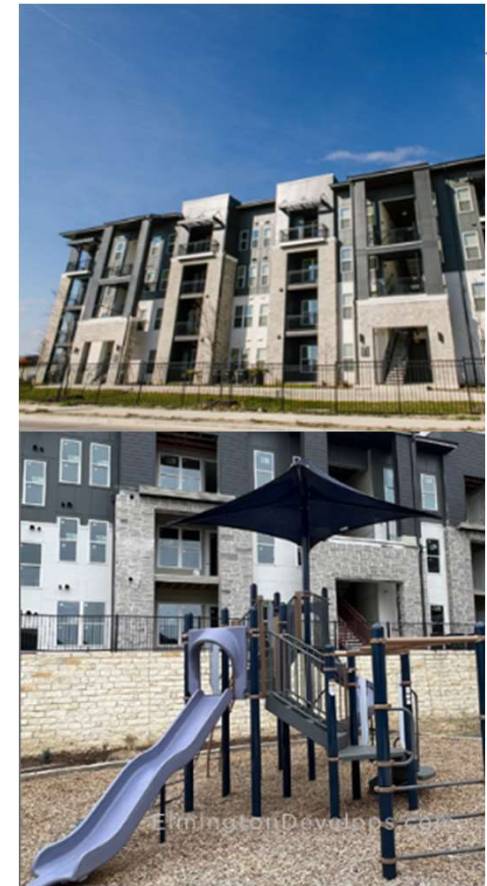
**ELMINGTON DEVELOPMENT
EXPERIENCE**

WILDHORSE FLATS: AUSTIN, TX

Affordable Housing Development serving families.

Number Of Units: 310

- Fitness Center
- Balconies/Patios
- Resident Business Center
- Swimming Pool
- Non-Smoking Community
- Stainless Steel Appliances
- Gated Community
- On Site Management and Maintenance
- Wood-look floors
- Washer/Dryer in Units
- Oversized Closets
- Austin Energy Green Building Certified



CHESTNUT FLATS: CHATTANOOGA, TN



Income Restricted Modern Apartment Community

Number Of Units: 199

- Gated Community
- Fitness Center
- Balconies/Patios
- Large Floor Plans
- Oversized Closets
- Stainless Steel Appliances
- Wood-look floors and 9-ft ceilings
- Affordable Housing - income restrictions apply
- On Site Management & Maintenance
- Washer/Dryer Connections
- Cable Ready
- Garden Tubs



ARCHDALE FLATS: CHARLOTTE, NC



Affordable housing development serving family and elderly residents.

Number Of Units: 333

- Fitness Center
- Balconies/Patios
- Resident Business Center
- Resident Lounge
- Non-Smoking Community
- Stainless Steel Appliances
- Secured Access Building
- On Site Management and Maintenance
- Wood-look floors Washer/Dryer in Units
- Oversized Closets





FEEDBACK FROM STAFF & COMMUNITY

STAFF COMMENTS



> Planning

- Landscape Buffers
- Street Trees
- Building Design
 - Balconies and Windows
- Pedestrian Access
 - ADA Access
 - Shared Use Path
 - Connection to Semmes

> DPW

- Pedestrian connection to Semmes
- Street Design

COMMUNITY COMMENTS



- > Transportation Impacts
- > Flooding
- > Parking
- > ADA access to Semmes

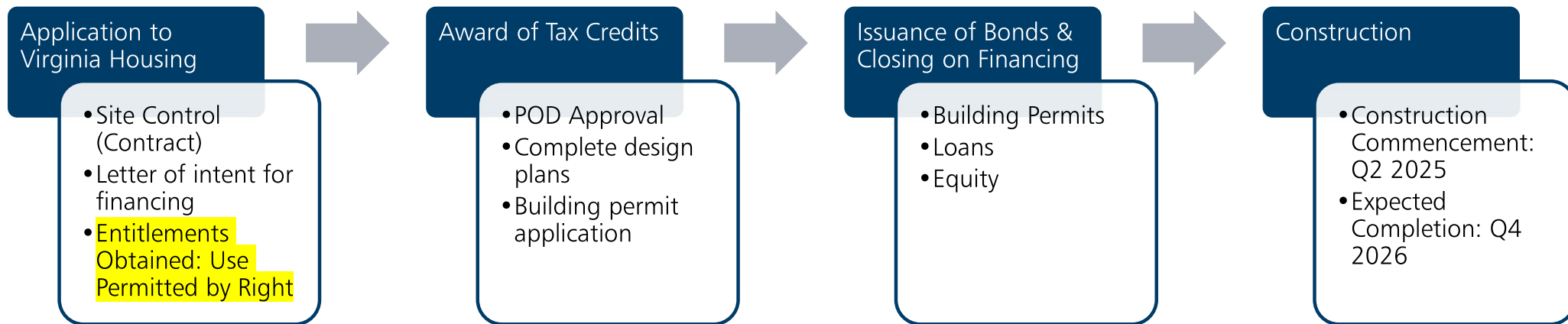
ADDITIONAL DEVELOPER COMMITMENTS

- > **Sidewalks:** Streetscape improvements will be provided substantially as shown on the Conceptual Plans.
- > **Traffic Calming Measures:** if approved by DPW, Applicant will fund construction of up to two (2) speed table(s) to be located on McDonough and/or 22nd Streets.
- > **Architectural Materials:** Applicant will agree to restrict vinyl as a permitted material for construction.
- > **Balconies:** Each unit will have a balcony or patio.
- > **Parking:** Applicant will agree to provide adequate off-street parking at a ratio of not less than 1.3 spaces/unit (provided that adjacent parallel spaces along public ROW shall be included).

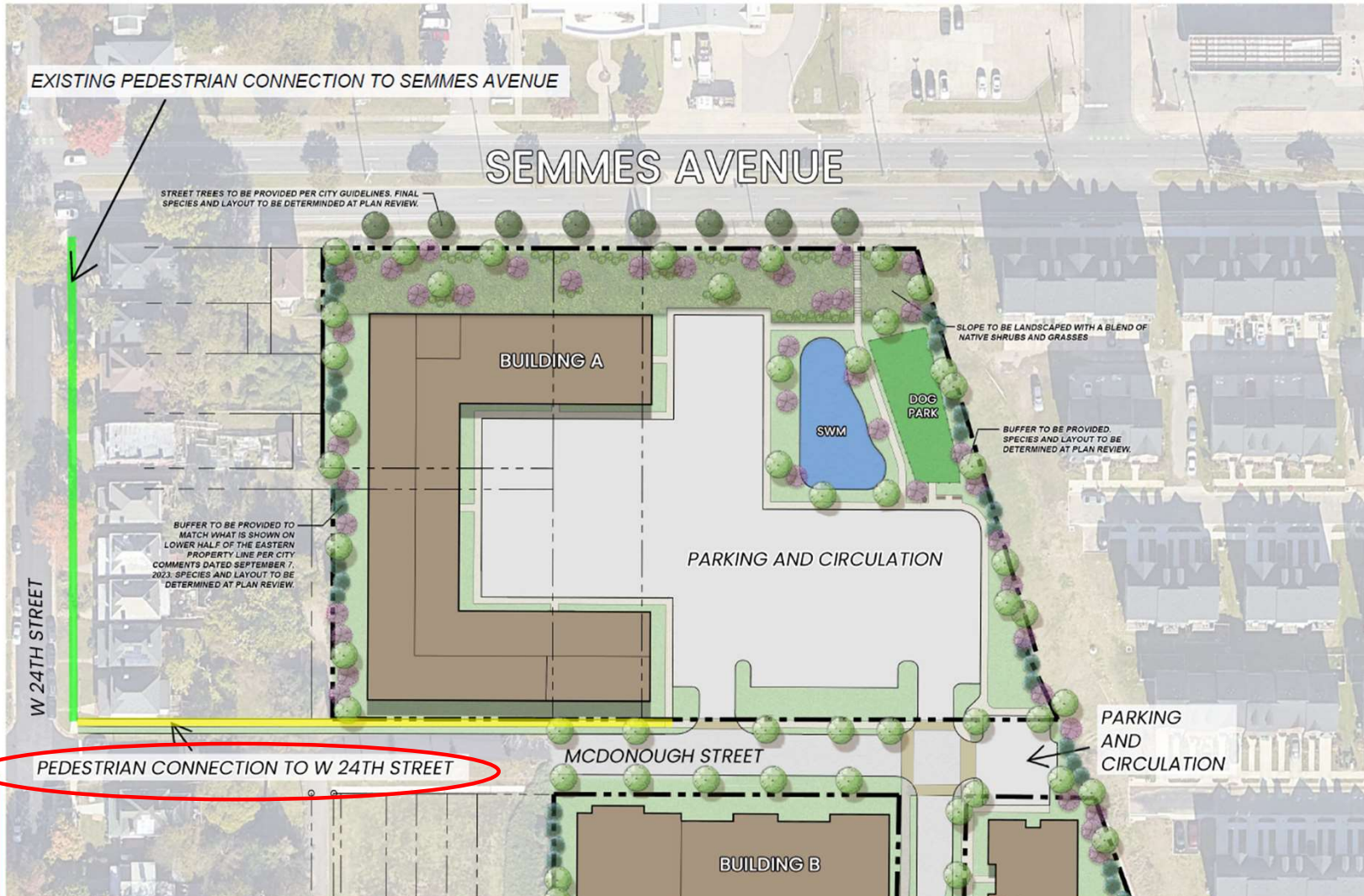


DEVELOPMENT TIMELINE

AFFORDABLE DEVELOPMENT 101: OBTAINING TAX CREDITS



CONCEPTUAL LAYOUT PLAN ENLARGEMENT



CONCEPTUAL LAYOUT PLAN ENLARGEMENT







CONCEPTUAL LAYOUT PLAN



PRIOR CONDITION: 2014



PRIOR CONDITION: 2014





QUESTIONS

2201 McDONOUGH STREET



ADA: REQUIRES “REASONABLE ACCOMMODATION”

