

---

## 701 Porter: Concept Summary

---

Urban Housing Solutions (UHS) is transforming the former nursing home at 701 Porter Road into a green affordable apartment community designed for deaf and hard of hearing adults—the first of its kind in the country. The property was donated to UHS by Forrest Preston, a Tennessee entrepreneur, to fill a social need and to create a community asset. Using best practices in sustainable development and special needs design, UHS is adapting the building over three phases into an innovative, mixed-use hub that will create:

### **PHASE ONE: 25,066 TOTAL SF**

» 20 Affordable Apartments for Deaf and Hard of Hearing Adults (20,165 SF)

At least 12 of the one-bedroom rental apartments in Phase One will be affordable to people earning at or below 50 percent of the Area Median Income. We are paying careful attention to equip the spaces with assistive technologies and design features that will enhance the lives of deaf adults.

» Retail Space (1,936 SF)

We are creating several small retail bays to complement nearby commercial activities and enrich the neighborhood (e.g., a salon, a florist, a bakery, etc.)

» Café/Restaurant (2,965 SF)

We are marketing the existing kitchen and cafeteria as a restaurant with indoor/outdoor dining to enhance the retail amenities.

*UHS has already completed the renovation of Montessori East, a new daycare program that opened its doors at 701 Porter in August, 2009 (prior to Phase One).*

### **PHASE TWO: 10,760 TOTAL SF**

» 11 Affordable Apartments for Deaf or Hearing Adults (10,760 Total SF)

Phase Two will add larger apartment layouts, several of which will offer “live-work” potential with the inclusion of a studio, office, or flexible work space.

» Open Space (1.5 Acres)

We are working with the Nashville Metro Greenways Commission to preserve the wooded area behind the property and design a 'primitive trail' for the public.

### **PHASE THREE: 4,868 TOTAL SF**

» Additional Office/Retail Space (2,343 Total SF)

We will convert a section of the building into one or more office suites and, if demand remains strong for retail space, we will add more retail bays.

» Montessori Expansion (2,525 Total SF)

If the Montessori East program is successful, the program will likely expand to accommodate children up to 5<sup>th</sup> grade.

Phase One construction began in October, 2009, and is on track for completion in mid-2010; future phases will begin after preceding phases are operational and we have obtained sufficient funding. Our design team is led by John TeSelle, AIA, LEED AP, with additional design guidance from: John Dickinson, a deaf architect and the director of the Special Needs Design Studio of Winter & Company (Boulder, CO); the Mockingbird Community Retirement Center board of directors; and Mahesh Neelakantan and Parvathi Nampoothiri, of Atelier2, Inc. Further information about the project is available at [www.701porter.com](http://www.701porter.com).