

The Design Challenge

United Housing's Senior Living Community

The 12.5 acre project site is located near the intersection of McLean Blvd. and James Road in Frayser. It is located north of United Housing Inc.'s Wolf River Bluffs Planned Development (PD). The property is currently zoned under the Wolf River Bluffs PD. The goal for this site is to design a senior living community that visually and functionally uses green infrastructure or low impact development to manage stormwater. Principles of compact, sustainable development should be used to create a design that is attractive, pedestrian-oriented, and accommodates multiple modes of transportation. The concept for the senior living community is to plan a development for **40 townhomes** (revised from 50) for seniors that will be funded by a combination of Low-Income Housing Tax Credits and bond financing through the Health, Educational and Housing Facilities Board. UHI will serve as developer and will seek a Memphis -area senior housing provider as a partner to own and operate the facility. UHI current works closely with Meritan & SRVS (senior services for those with vision loss, blindness and disabilities) which will constitute some but not all of their residents.

Background of United Housing

United Housing Inc. (UHI) is a non-profit affordable housing agency that serves the City of Memphis, Shelby County, and West Tennessee. UHI targets its services to families that are underserved by the traditional homeownership industry. Founded in 1994, as an affiliate of the United Way of the Mid-South, UHI has continued to serve Memphis and Shelby County by helping more than 3,000 families own a home. United Housing works to support sustainable homeownership throughout West Tennessee by providing homebuyer education, foreclosure prevention, affordable lending products and construction services.

Phase One of Wolf River Bluffs, UHI's new PD, is a 34-single family development in Frayser that stretches to the end of McLean Blvd and meets James Road. Featured units are available starting at \$140,000 with eco-friendly designs that offer savings on utilities. Wolf River Bluffs is a place for families to grow. Updated, open floor plans and large lot sizes gives a rural feeling in an urban setting – close to downtown and midtown.

Program Criteria

Design according to these criteria:

- Gated development with access off of McLean Blvd extended (gate refers to entry gate allowing cars to enter, the development does not have to be completely surrounded by fence but it can be if desired)
- Amenity Center for the senior residents to gather (approximately 2,000-2,500 SF) (porte cochere is optional)
- **40** one-story townhomes for seniors (previously 50 units were required)

- No specific footprint shape for townhomes but something in the 700-800 SF range is desired, either pick one size or have a mix of sizes within this range.
- Cluster development with intent to preserve as much vegetation as possible
- Passive recreation around a 1 acre lake (lake boundaries can be modified)
- McLean Blvd extended will be two lanes instead of four (since the width of McLean shrinks, the ROW also shrinks as appropriate for a two lane road)
- Parking is interspersed near buildings and not one massive lot (no parking garages or individual garages)
- Parking is screened from streets and drive aisles (screened from public roads)
- Sidewalks, street trees, and pedestrian lighting is provided where streets are proposed
- Assume developer will go through the standard PD amendment process as required
- Note: Adderley will eventually connect to Clear Park (many years from now), but the stub out can be modified as needed.
- Note: Units can be detached, attached, or a mix of both. Teams do not need to show parcel lines & setbacks of individual townhomes as these properties will all be managed and owned by one company.
- Note: western blue line shown on maps is a wet weather conveyance and not a stream

Supporting Documents

- Survey and 2' Topo ([PDF](#) & [DWG](#)) –Provided by United Housing, Inc. & ETI Corp
- ***NEW*** Phase I Topo for road extension ([PDF](#) & [DWG](#)) –Provided by United Housing, Inc. & ETI Corp
- Aerial map ([PDF](#)) – Provided by Office of Planning & Development
- Land Use & Floodplain ([PDF](#)) – Provided by Office of Planning & Development
- Aerial map with property line ([JPG](#)) – Provided by Simmons Land Company
- Vicinity map ([JPG](#)) – Provided by Simmons Land Company
- Quad map section ([JPG](#)) - Provided by Simmons Land Company
- 3D aerial with 1x exaggeration of topo ([JPG](#))- Provided by Simmons Land Company
- USDA Soil Report ([PDF](#))
- US Geological Survey ([PDF](#))
- Wolf River Bluff's PD: Declaration of Covenants, Conditions & Restrictions ([PDF](#)) – Provided by Tom Leatherwood Register
- Wolf River Bluff's PD: Phase 1 plat ([PDF](#)) – Provided by Tom Leatherwood Register
- Wolf River Bluff's PD: Outline Plan ([PDF](#)) – Provided by Tom Leatherwood Register
- Sample of a Green vs. Gray table ([PDF](#)) – Provided by Jean Ramsey, AMEC
- Link to the presentations given at the [LID Conference](#), March 6-7, 2014
- Links to [Memphis-Shelby County UDC](#) & [Nashville's Low Impact Development Stormwater Management Manual](#)

**Please do NOT contact the owner of the property. Any questions should be directed to the [Design Competition Google Group Forum](#).

Partners:

Memphis-Shelby County Office of Sustainability, City of Memphis Stormwater Program, Shelby County Engineering, ULI Memphis, Tennessee Chapter of the American Society of Landscape Architects (TNASLA), Tennessee American Planning Association (TAPA), West Tennessee Branch-American Society of Civil Engineers (West TN ASCE), and Memphis Urban Area Metropolitan Planning Organization. Competition funds are provided by a grant from the Tennessee Department of Environment and Conservation (TDEC), Tennessee Stormwater Association (TNSA), Tennessee Valley Authority (TVA), and Tennessee Department of Transportation (TDOT).

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