



LDG
DEVELOPMENT

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Multi-acre site owned by local family since the late 1800s will soon be transformed into area's newest affordable housing community

(Nashville, TN—) A 10-acre site that has been owned by a local African American family since shortly after the Civil War will soon be home to one of the area's newest affordable housing communities. The Briarville, which is located next door to Nossi College of Art, will provide 184 units of two- and three- bedroom apartment homes that are reserved for families earning up to 60 percent of the area median income, or \$50,580 annually for a family of four.

Located at 600 Creative Way in the South Madison, this picturesque site had been in the Bates Family for almost five generations prior to being sold to LDG in 2020. To ensure future residents and visitors will have an opportunity to learn more about the family and their contributions to the community a historical marker detailing the site's history will be prominently located on the property.

"Affordable housing is central to a city on the rise – and it's especially important in areas like Madison, a community on the rise. Because, when we talk about affordable housing, we're really talking about community," said Mayor John Cooper. "That's what The Briarville will represent when its doors open a year from now with an additional 184 affordable units for Nashville families."

The Briarville will offer spacious floor plans that include a variety of upgraded in-unit features as well as community amenities that are more commonly found in market rate developments. This includes upgraded flooring; large closets; a dog park and large swimming pool; and business and fitness centers. Monthly rental rates for the units are expected to range between \$1,031-\$1,189, and the first residents are expected to move in March 2022. Financing is being supported by the Tennessee Housing Development Agency and which is providing Low- Income Housing Tax Credit and the Metropolitan Development Housing Agency via a Payment in Lieu of Taxes agreement.

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Councilmember Nancy VanReece, who represents the District 8, and who has worked to bring more affordable and mixed-income housing options to the area, believes the addition of The Briarville will help to meet a growing demand for more housing options throughout the community.

“The communities of South Madison have asked me to help shape new neighborhoods that offer a variety of housing options available for families or individuals of mixed incomes, different backgrounds and different stories. This beautiful project brings honor to the family that preserved it for generations. The Briarville’s history will continue be home to 184 new Madison families.”

The Briarville is being developed by Louisville, Kentucky-based LDG Development, one of the nation’s largest developers of workforce and affordable housing. The company has developed more than 17,000 units of affordable housing for families and seniors across the country, with their local Nashville office having developed 842 units here in Davidson County.

To ensure the branding and other aspects of the development reflect the history of the site, LDG Development partnered with the neighboring Nossi College of Art to host a design competition to develop the logo for the community. Many students applied, but Jessica Cale, a senior at Nossi, was selected as the winner. Her design will be unveiled at a groundbreaking for the development.

"We are always pleased when our students get the opportunity to be involved in community-based, high-profile projects such as The Briarville," said Mark Mabry, MFA, Ed. d, the school’s graphic and web design program chairperson. “Our select group of advanced students was exposed to the various intricacies associated with this type of project...many of which are impossible to duplicate in a classroom. Each student represented themselves, the program, and the college exceptionally well.”

Chris Dischinger, co-founder, and co-principal of LDG Development, says that partnering with local organizations and individuals to ensure The Briarville reflects the rich history of the site and meets the needs and expectation of the community was an important part of the overall design and development process.

“At LDG, we are committed to developing communities that our residents are proud to call home and that advances the economic development goals of the area,” said Dischinger. “Through the support of Mayor Cooper, Councilmember VanReece and many others, The Briarville will ensure families have access to a place they are proud to call home and that provides the solid foundation needed to achieve other goals they may have. What a wonderful tribute to The Bates Family and the legacy they leave behind. “

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