



BROWNFIELDS



a success story:

Rolling Mill Hill

Nashville, TN

Brownfields Grants including a Revolving Loan Fund

Rehabilitation of historic treasures

An old hospital and historic trolley barns get a new lease on life

Project Background:

Rolling Mill Hill was the home to Nashville General Hospital from 1890 to the 1990s and encompassed several buildings and structures. These existing buildings of historical significance were re-used in the form of apartments. The original Trolley Barns on the site are now artists' lofts and are home to several companies and non-profit offices. Nance Place, which entails additional buildings built on-site, is a Tax Credit Workforce Housing Development and is Platinum LEED certified.

The redevelopment of Rolling Mill Hill as a mixed-use community complements the continued resurgence of downtown Nashville. It is being redeveloped through a public-private partnership between Metropolitan Development and Housing Agency (MDHA), select urban developers, and state and federal governments. MDHA was the recipient of an EPA 104(k) Assessment grant, Cleanup grant, and a Revolving Loan Fund grant. Several Voluntary Cleanup Agreements were completed with the State of Tennessee and No Further Action letters were received over a several-year span between 2007 and 2011.

Key Accomplishments:

- \$50 million of commercial and residential investment.
- Construction of 72 high-end condominium units and development of Nance Place, a mixed-use, mixed-income neighborhood that is a workforce and loft-style property with 109 units. It is the first multi-family project in Nashville to achieve a Platinum LEED rating.
- Historic Trolley Barns added to the National Register of Historic Places in November 2010. Redeveloped into prime artists' lofts and commercial space.

Project Details: Rolling Mill Hill

Address: 210 Middleton St, Nashville, TN 37210

Size: 34 acres

Former Use: Hospital and trolley barns

Current Use: Mixed-use community

Project Partners:

Nashville Civic Design Center; MDHA; numerous urban developers; Tennessee Housing Development Agency ; TDEC; US EPA

Rolling Mill Hill, the former home of Metro General Hospital and Metro's government vehicle fleet center (the "trolley barns"), is located on a bluff just south of Broadway and the Korean Veterans Boulevard. Rolling Mill Hill is a locally designated landmark and at its heart are the hospital buildings and trolley barns, which the community insisted on preserving and adaptively reusing. Today it is a model mixed-use community.



BEFORE: Historic Trolley barns created from the Works Progress Administration



AFTER: Trolley barns rehabilitated to office and retail spaces

Year	Grant Type	Amount
2004	Hazardous and Petroleum Assessment Grant	\$400,000
2004	Hazardous Substances Cleanup Grant	\$200,000
2004	Petroleum Revolving Loan Fund	\$300,000